



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

STANLEY "SKIP" PRUSS
DIRECTOR

MANUFACTURED HOUSING COMMISSION
DEPARTMENT OF LABOR AND ECONOMIC GROWTH
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan
AGENDA
December 10, 2008
10:00 a.m.

1. Call to Order and Determination of Quorum
2. Approval of Agenda (Pages 1-2)
3. Approval of Minutes — October 15, 2008 (Pages 3-34)
4. Manufactured Housing Commission Fees Financial Report (Page 35)
5. Public Comment [If issues are raised during public comment which require a response, the Commission's Executive Director will respond and Commissioners who wish to comment will make their comments after the Executive Director's response. The Commission will not allow public comment about the substance of open or closed complaints (unless, if regarding a closed complaint, the right to appeal is waived) but will allow public comment about procedural issues related to complaints. Public comment will be limited to 10 minutes for an individual representing an organization and 5 minutes for an individual not representing an organization; the Commission chairperson may grant the individual an additional 10 minutes.]

The meeting site and parking are accessible. Individuals attending the meeting are requested to refrain from using heavily scented personal care products, in order to enhance accessibility for everyone. People with disabilities requiring additional services (such as materials in alternative format) in order to participate in the meeting should call Brenda Caron at (517) 241-9317 at least 10 work days before the event. DLEG is an equal opportunity employer/program.

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P.O. BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9317 • Fax (517) 241-9308
www.michigan.gov/dleg

DLEG is an equal opportunity employer/program.
Auxiliary aids services and other reasonable accommodations are available upon request to individuals with disabilities.

6. Imposition of Penalties
7. Variances
 - a. Pleasant Valley Mobile Home Park (Shiawassee County) (Pages 36-62)
 - b. Woodland Ridge MHC (Livingston County) (Pages 63-74)
8. Committee Reports
 - a. Ordinance Review Committee (Pages 75-76)
9. Old Business
10. New Business
 - a. Report on Annual Inspections of Manufactured Home Communities
 - b. License Approval (Page 77)
11. Executive Director's Report
12. Other Business
13. Adjournment



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

STANLEY 'SKIP' PRUSS
DIRECTOR

MANUFACTURED HOUSING COMMISSION
DEPARTMENT OF LABOR AND ECONOMIC GROWTH
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan

MINUTES — DRAFT

October 15, 2008

10:00 a.m.

MEMBERS PRESENT

Mr. Ronald Blank, Chairperson
Ms. Betty Blackburne
Ms. Kathy Edwards-Johnson
Ms. Carole Elliott
Ms. Mary Fowlie

Mr. David Hagey
Mr. Peter Hennard
Mr. Mark Raukar
Mr. Jerome Ruggirello

MEMBERS ABSENT

Ms. Brenda Abbey

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH PERSONNEL ATTENDING

Mr. Irvin Poke, Director, Bureau of Construction Codes (BCC)
Mrs. Beth Aben, Deputy Director, BCC
Mr. Larry Lehman, Chief, Building Division, BCC
Mr. Charles Curtis, Assistant Chief, Building Division, BCC
Mrs. Brenda Caron, Executive Secretary, Building Division, BCC
Mr. Scott Fisher, Director, Office of Local Government & Consumer Services (OLGCS), BCC
Mr. Kevin DeGroat, Regulation Specialist, OLGCS, BCC
Mr. Bill DeTemple, Analyst, OLGCS, BCC
Mr. Todd Cordill, Assistant Chief, Plan Review Division, BCC

OTHERS IN ATTENDANCE

Ms. Jean Amina, Holiday Estates Homeowners Assn.	Ms. Patricia Nuoman, Saddlebrook Farms Homeowners Assn.
Mr. Tim DeWitt, MMHA	
Ms. Cyndie Drago, Holiday Estates Homeowners Assn.	Mr. William Perrone, Dykema
Mr. Walter Elliott, MOLA	Mr. Lyn Wellhausen, Rudgate Communities
Ms. Beth Geise, Superior Manufactured Homes, Inc.	Mr. Gary Woody, Holiday Estates Homeowners Assn.

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P.O. BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9317 • Fax (517) 241-9308
www.michigan.gov/dleg

DLEG is an equal opportunity employer/program
Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

The meeting was called to order at approximately 10:00 a.m. by Chairperson Blank. A quorum was determined to be present at that time.

2. APPROVAL OF THE AGENDA

A **MOTION** was made by Commissioner Raukar and supported by Commissioner Fowlie to approve the Agenda. **MOTION CARRIED.**

****Addendum 1

3. APPROVAL OF MINUTES

A **MOTION** was made by Commissioner Hennard and supported by Commissioner Elliott to approve the minutes of the August 13, 2008, meeting. **MOTION CARRIED.**

****Addendum 2

4. PUBLIC COMMENT

Ms. Cyndie Drago and Ms. Jean Amina, President and member of Holiday Estates Homeowners Association respectively, provided Commissioners with a packet of information relating to their concerns and as a follow-up to the issues they brought before the Commission at the August meeting. They also requested that the issues presented in the packet be officially discussed as an agenda topic for the December 10, 2008 Commission meeting.

Ms. Patricia Nuoman, President of Saddlebrook Farms Homeowners Association, provided Commissioners with a handout relating to their concerns regarding a closed complaint and how they were very dissatisfied with how the complaint was handled. Mr. Lehman indicated if they are not in agreement with staff's position on the complaint, they can request in writing that the complaint be reopened.

Chairperson Blank stated that before we go any further with the meeting, he wanted to introduce the new Director of the Bureau of Construction Codes, Mr. Irvin Poke. He indicated that the Commission is looking forward to working with him in his new capacity.

5. IMPOSITION OF PENALTIES

In the Matter of Superior Manufactured Homes, Inc., and Beth A. Geise, President and Operator

Ms. Geise was present to represent the Respondents.

Mr. DeGroat represented the Bureau of Construction Codes.

After discussion, a **MOTION** was made by Commissioner Elliott and supported by Commissioner Fowlie to impose a civil fine in the amount of Three Thousand Dollars (\$3,000.00); an additional civil fine in the amount of Seven Thousand Dollars (\$7,000.00) and automatic revocation of the Respondents' Manufactured Housing Retailer License No. D002316 sixty (60) days from the date of the Final Order if Respondents do not pay the initial Three Thousand Dollar (\$3,000.00) civil fine and submit documentation confirming the violations cited in Counts II through IV of the Order to Show Cause issued on June 25, 2008, have been corrected to the Bureau's satisfaction. Revocation of Respondents' Manufactured Housing Retailer License No. D002316 shall automatically require Respondents and any manufactured housing licensee of the Bureau to not employ an individual who was an operator of a licensee whose license has been suspended or revoked under the Act during the time of suspension or revocation, under Rule R125.1214b. Revocation of Respondents' Manufactured Housing Retailer License No. D002316 shall automatically result in the Respondents being ordered to make full restitution to any of Respondents' customers that have been harmed by Respondents' failure to comply with the Act and Rules, and/or harmed by Respondents' failure to fulfill any outstanding business transactions prior to Respondents ceasing their manufactured housing retailing business operations. Should Respondents qualify for and obtain a Manufactured Housing Retailer License after the effective date of this Final Order, the license issued shall contain the limitation that it will automatically be revoked if Respondents fail to comply with the Act; if Respondents' Manufactured Housing Retailer License is revoked pursuant to the limitation described above, Respondents shall make full restitution to all customers to whom Respondents have not delivered contractually stipulated services of One Hundred Percent (100%) of the value of those services after revocation of the license.

After discussion, an **AMENDED MOTION** was made by Commissioner Raukar to reduce the additional civil fine from Seven Thousand Dollars (\$7,000.00) to Two Thousand Dollars (\$2,000.00); all other penalties would remain unchanged. Commissioner Elliott accepted the amended motion and Commissioner Fowlie accepted support of the amended motion. **MOTION CARRIED.**

****Addendum 3

6. **VARIANCES**

P-Traps

The Lakes, LLC (St. Clair County)

Mr. DeGroat reviewed the request.

A **MOTION** was made by Commissioner Raukar and supported by Commissioner Elliott to approve the request for Phase III of this development. **MOTION CARRIED.**

****Addendum 4

Thorn Hollow Mobile Home Village (St. Clair County)

No one was present to represent the community.

Mr. DeGroat indicated that he had some communication with Thorn Hollow Mobile Home Village, and the owner was unable to attend today so requested that this item be postponed until the December 10, 2008 Commission meeting.

7. COMMITTEE REPORTS

Ordinance Review Committee

Acme Township (Grand Traverse County)

No one was present to represent the township.

Mr. DeGroat reviewed the request.

A **MOTION** was made by Commissioner Elliott and supported by Commissioner Edwards-Johnson to approve, per staff's analysis, the provisions provided on pages 83 thru 85 of the Commission meeting packet, but specifically excluding (pursuant to staff's recommendations) not reviewed portions of the proposal that contained referenced standards not submitted in their entirety, or which were not related to a specific section of the Mobile Home Code, as required by Section 7(1) of the Act. **MOTION CARRIED.**

****Addendum 5

City of Holland (Ottawa County)

Allendale Township (Ottawa County)

City of Inkster (Wayne County)

No one was present to represent the City of Holland, Allendale Township, or the City of Inkster.

Mr. DeGroat reviewed the requests.

A **MOTION** was made by Commissioner Ruggirello and supported by Commissioner Edwards-Johnson to accept the Committee's recommendation to deny the three proposed rental ordinances for reasons that the proposed ordinances are inconsistent with the Act thereby making them unreasonable and not in the public interest, including, but not limited to, Section 17(2) and they do not comply with Rule 120 requirements. Commissioner Elliott abstained from the vote. **MOTION CARRIED.**

****Addenda 6-8

8. **OLD BUSINESS**

There was no old business to discuss.

9. **NEW BUSINESS**

Report on Annual Inspections of Manufactured Home Communities

Mr. Lehman reported that Bureau inspectors have completed 88% of the annual inspections for 2008. He noted that the percentage of manufactured home communities without violations is 58.5%; while 41.5% had at least one violation. There are approximately 12% of the annual inspections yet to be completed. The inspectors have been notified that they need to be finished by November 1st. Then we'll start on the 2009 inspections, which will be the last round of inspections prior to the next licensing cycle. So we'll be looking for these to be completed by September 2009.

Proposed 2009 Meeting Schedule

A **MOTION** was made by Commissioner Hagey and supported by Commissioner Elliott to approve the proposed 2009 meeting schedule. **MOTION CARRIED.**

****Addendum 9

License Approval

After discussion, a **MOTION** was made by Commissioner Raukar and supported by Commissioner Edwards-Johnson to approve all pending licenses. **MOTION CARRIED.**

****Addendum 10

Commissioner Elliott mentioned that before we move on to agenda item 10, she had submitted a letter to Chairperson Blank from Ruth Ann Jamnick, Supervisor for Ypsilanti Township, requesting that she be allowed to sit on the Ordinance Review Committee. Chairperson Blank read the letter to the other commissioners.

A **MOTION** was made by Commissioner Ruggirello and supported by Commissioner Edwards-Johnson to appoint Ruth Ann Jamnick to the Ordinance Review Committee. **MOTION CARRIED.**

10. **EXECUTIVE DIRECTOR'S REPORT**

Mr. Lehman reported that Bureau staff did attend the ICC Final Action Hearings for the 2009 codes held in Minnesota in September. He indicated the Bureau would be starting our Michigan process later in the year for the adoption of the 2009 codes across the board.

Mr. Lehman introduced the Bureau's new Deputy Director, Beth Aben, and also the new Director, Irvin Poke. They both have a wealth of experience and technical knowledge to offer the Bureau. We look forward to working with both of them in their new capacities.

11. OTHER BUSINESS

There was no other business to discuss.

12. ADJOURNMENT

At 11:17 a.m., a **MOTION** was made by Commissioner Elliott and supported by Commissioner Hagey to adjourn the meeting. **MOTION CARRIED.**



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

MANUFACTURED HOUSING COMMISSION
DEPARTMENT OF LABOR AND ECONOMIC GROWTH
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan

AGENDA

October 15, 2008
10:00 a.m.

APPROVED

1. Call to Order and Determination of Quorum
2. Approval of Agenda (Part 1 - Pages 1-2)
3. Approval of Minutes — August 13, 2008 (Part 1 - Pages 3-29)
4. Public Comment [If issues are raised during public comment which require a response, the Commission's Executive Director will respond and Commissioners who wish to comment will make their comments after the Executive Director's response. The Commission will not allow public comment about the substance of open or closed complaints (unless, if regarding a closed complaint, the right to appeal is waived) but will allow public comment about procedural issues related to complaints. Public comment will be limited to 10 minutes for an individual representing an organization and 5 minutes for an individual not representing an organization; the Commission chairperson may grant the individual an additional 10 minutes.]

The meeting site and parking are accessible. Individuals attending the meeting are requested to refrain from using heavily scented personal care products, in order to enhance accessibility for everyone. People with disabilities requiring additional services (such as materials in alternative format) in order to participate in the meeting should call Brenda Caron at (517) 241-9317 at least 10 work days before the event. DLEG is an equal opportunity employer/program.

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P O. BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9317 • Fax (517) 241-9308
www.michigan.gov/dleg

DLEG is an equal opportunity employer/program
Auxiliary aids services and other reasonable accommodations are available upon request to individuals with disabilities

A-1
9

5. Imposition of Penalties
 - a. Superior Manufactured Homes, Inc., and Beth A. Geise, President and Operator (Part 1 - Pages 30-70)
6. Variances
 - a. P-Trap Variance — The Lakes, LLC (St. Clair County)
 - b. Thorn Hollow Mobile Home Village (St. Clair County) (Part 1 - Pages 71-80)
7. Committee Reports
 - a. Ordinance Review Committee (Part 2 - Pages 81-208)
8. Old Business
9. New Business
 - a. Report on Annual Inspections of Manufactured Home Communities
 - b. Proposed 2009 Meeting Schedule (Part 2 - Page 209)
 - c. License Approval (Part 2 - Page 210)
10. Executive Director's Report
11. Other Business
12. Adjournment



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

MANUFACTURED HOUSING COMMISSION
DEPARTMENT OF LABOR AND ECONOMIC GROWTH
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan

MINUTES
August 13, 2008
10:00 a.m.

APPROVED

MEMBERS PRESENT

Mr. Ronald Blank, Chairperson
Ms. Brenda Abbey
Ms. Betty Blackburne
Ms. Carole Elliott
Ms. Mary Fowlie

Mr. David Hagey
Mr. Peter Hennard
Mr. Mark Raukar
Mr. Jerome Ruggirello

MEMBERS ABSENT

Ms. Kathy Edwards-Johnson

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH PERSONNEL ATTENDING

Mrs. Beth Aben, Deputy Director, Bureau of Construction Codes (BCC)
Mr. Larry Lehman, Chief, Building Division, BCC
Mr. Charles Curtis, Assistant Chief, Building Division, BCC
Mrs. Brenda Caron, Executive Secretary, Building Division, BCC
Mr. Scott Fisher, Director, Office of Local Government & Consumer Services (OLGCS), BCC
Mr. Kevin DeGroat, Regulation Specialist, OLGCS, BCC
Mr. Bill DeTemple, Analyst, OLGCS, BCC
Mr. Irvin Poke, Chief, Plan Review Division, BCC
Mr. David Vigas, Director, Office of Management Services (OMS), BCC
Mrs. LeeAnn Allaire, Departmental Analyst, OMS, BCC

OTHERS IN ATTENDANCE

Mr. Joseph Ajlouny, Jr., Village on the Lake	Mr. Ken Peterson, South Lansing Manufactured Homeowners Assn.
Mr. Kenneth Cole, GCSI	Sgt. Rick Pomorski, Canton Police Department
Mr. Tim DeWitt, MMHA	Mr. Lyn Wellhausen, Rudgate Communities
Ms. Cyndie Drago, Holiday Estates Homeowners Assn.	Mr. Ralph Welton, City of Inkster
Mr. Walter Elliott, MOLA	Mr. Gary Woody, Holiday Estates Homeowners Assn.
Mr. Jonathan Hatswell, Hamlin Neighborhood Assn.	
Mr. Mike Lockman, Asst. Attorney General	

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P O BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9317 • Fax (517) 241-9308
www.michigan.gov/dleg

DLEG is an equal opportunity employer/program
Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities

A-2

11

Signatures

Drafted by: Brenda S. Caron Date: August 22, 2008
Brenda S. Caron, Secretary
Building Division

Approved by the Manufactured Housing Commission on: October 15, 2008


Ronald A. Blank, Chairperson
Manufactured Housing Commission

**STATE OF MICHIGAN
DEPARTMENT OF LABOR AND ECONOMIC GROWTH
BUREAU OF CONSTRUCTION CODES
MANUFACTURED HOUSING COMMISSION**

2501 Woodlake Circle
Okemos, Michigan 48864

In the Matter of:

Beth A. Geise, President and Operator
Superior Manufactured Homes, Inc.
10673 Grafton Rd.
Carleton, Michigan 48117-9145

BCC Complaint No. D 08-0303

(Operator's Address)

Superior Manufactured Homes, Inc.
10125 Telegraph Rd.
Carleton, Michigan 48117

(Retail Location)

Manufactured Housing Retailer License No. D002316

(Respondents)

**FINAL ORDER OF THE MANUFACTURED HOUSING COMMISSION
TO IMPOSE CIVIL FINE,
TO IMPOSE REVOCATION OF LICENSE,
AND TO IMPOSE ORDER OF RESTITUTION
PURSUANT TO THE MOBILE HOME COMMISSION ACT**

WHEREAS, the Michigan Department of Labor & Economic Growth (hereafter the Department), Bureau of Construction Codes (hereafter the Bureau), pursuant to the Administrative Procedures Act of 1969, 1969 PA 306, as amended; MCLA 24.201 et seq; MSA 3.560 (101) et seq; the Mobile Home Commission Act, 1987 PA 96, as amended; MCLA

BETH A. GEISE, PRESIDENT AND OPERATOR
SUPERIOR MANUFACTURED HOMES, INC.
FINAL ORDER

125.2301 et seq; MSA 19.855 (101) et seq (hereafter the Act), and the Rules promulgated under the Act (hereafter the Rules), issued a Findings of Fact, Conclusions of Law, Order to Cease and Desist, and Recommendation to Impose Penalties Pursuant to the Mobile Home Commission Act (hereafter the Order Finding Facts and Violations) on or about August 18, 2008, that was forwarded to the Manufactured Housing Commission for the imposition of penalties; and

WHEREAS, the Order Finding Facts and Violations (*Exhibit A*) and Notice that the Manufactured Housing Commission would take action imposing penalties pursuant to the Order Finding Facts and Violations at its regularly scheduled meeting on October 15, 2008, was served on Respondents by certified mail on August 19, 2008, at the addresses listed on page one of this Order, and on the Respondent's licensing agent, the Bureau's Building Division.

WHEREAS, the Manufactured Housing Commission, at its regularly scheduled meeting on October 15, 2008, reviewed the Order Finding Facts and Violations, which is appended hereto and incorporated herein by reference; and

WHEREAS, the Manufactured Housing Commission voted unanimously to impose the following penalties:

IT IS ORDERED, pursuant to Section 43(1) (g) of the Act, that RESPONDENTS SHALL, within 60 days of the Commission's issuance of this Order:

- a. Submit to the Bureau signed documentation confirming that the violations cited in Counts II through IV of the Order to Show Cause issued on June 25, 2008, have been corrected to the Bureau's satisfaction.
- b. Remit a civil fine in the amount of Three Thousand Dollars (\$3,000.00), which shall be paid by certified, cashier's, or bank money order check payable to the State of Michigan. This check shall be mailed to the Bureau of Construction Codes, Office of

BETH A. GEISE, PRESIDENT AND OPERATOR
SUPERIOR MANUFACTURED HOMES, INC.
FINAL ORDER

Local Government and Consumer Services, P.O. Box 30255, Lansing, Michigan 48909.

Respondents' failure to comply with Items (a) and (b) above shall result in imposition of the following additional penalties:

- c. An **additional civil fine** in the amount of Two Thousand Dollars (\$2,000.00), which shall be paid by certified, cashier's, or bank money order check payable to the State of Michigan. This check shall be mailed to the Bureau of Construction Codes, Office of Local Government Services, P.O. Box 30255, Lansing, Michigan 48909.
- d. Revocation of Respondents' Manufactured Housing Retailer License Number D002316
- e. Revocation of Respondents' Manufactured Housing Retailer License Number D002316 shall automatically require Respondents and any manufactured housing licensee of the Bureau to not employ an individual who was an operator of a licensee whose license has been suspended or revoked under the act during the time of suspension or revocation, under Rule R125.1214b, as stated in the last paragraph on page eight of the June 25, 2008, Order to Show Cause.
- f. Revocation of Respondents' Manufactured Housing Retailer License No. D002316 should automatically result in Respondents being ordered to make full restitution to any of Respondents' customers that have been harmed by Respondents' failure to comply with the Act and Rules, and/or harmed by Respondents' failure to fulfill any outstanding business transactions prior to Respondents ceasing their manufactured housing retailing business operations.

IT IS FURTHER ORDERED, pursuant to Section 38 (2) of the Act, because Respondents have engaged in acts or practices constituting violations of the Act or Rules or an Order issued thereunder, that Respondents CEASE AND DESIST from any act or practice constituting a violation of the Act or Rules or an Order issued pursuant to the Act

IT IS FURTHER ORDERED, pursuant to Section 43 (1) (c) of the Act, that should Respondents qualify for and obtain a Manufactured Housing Retailer License after the effective date of this Final Order, the LICENSE ISSUED SHALL CONTAIN THE LIMITATION THAT

BETH A. GEISE, PRESIDENT AND OPERATOR
SUPERIOR MANUFACTURED HOMES, INC.
FINAL ORDER

IT WILL AUTOMATICALLY BE REVOKED IF RESPONDENTS FAIL TO COMPLY
WITH THE ACT.

IT IS FURTHER ORDERED, pursuant to Section 43 (1) (h) of the Act, that if
Respondents' Manufactured Housing Retailer License is revoked, under the limitation described
in the preceding paragraph, RESPONDENTS SHALL MAKE FULL RESTITUTION to all
customers to whom Respondents have not delivered contractually stipulated services, of One
Hundred Percent (100%) of the value of those services after revocation of the license.

IT IS FURTHER ORDERED that this Final Order is effective immediately.

ANY COMMUNICATION regarding this Final Order should be addressed to the
Michigan Department of Labor & Economic Growth, Bureau of Construction Codes, Building
Division, Attention: Larry Lehman, Chief; P O. Box 30254, Lansing, Michigan 48909.

MICHIGAN DEPARTMENT OF
LABOR & ECONOMIC GROWTH



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

Dated: 16/15/08

BETH A. GEISE, PRESIDENT AND OPERATOR
SUPERIOR MANUFACTURED HOMES, INC.
FINAL ORDER

A Copy of this Final Order was sent by Certified and First Class Mail to:

Beth A. Geise, President and Operator
Superior Manufactured Homes, Inc.
10673 Grafton Rd.
Carleton, Michigan 48117-9145

(Operator's Address)

Superior Manufactured Homes, Inc.
10125 Telegraph Rd.
Carleton, Michigan 48117

(Retail Location)

Randy and Melinda LaBoe
17346 Oak Grove
Romulus, Michigan 48174

(Consumer Complainants)

A Copy of this Final Order was sent by Interdepartmental Mail to:

Scott D. Fisher, Director
Office of Local Government and Consumer Services
Bureau of Construction Codes
P.O. Box 30254
Lansing, Michigan 48909

Larry Lehman, Chief
Building Division
Bureau of Construction Codes
P.O. Box 30254
Lansing, Michigan 48909

Beth Aben, Deputy Director
Administration
Bureau of Construction Codes
P.O. Box 30254
Lansing, Michigan 48909

**MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES**

2501 Woodlake Circle
Okemos, Michigan 48864

In the Matter of:

THE LAKES, L.L.C. (P001191)
St. Clair County

Mr. Michael R. Burgess, Operator, c/o **Sam C. Wardlaw**
Donald C. Westphal Associates, L.L.C.
71 North Livernois
Rochester Hills, MI 48307

ORDER OF THE MANUFACTURED HOUSING COMMISSION

VARIANCE TO MANUFACTURED HOUSING DEVELOPMENT

CONSTRUCTION STANDARDS

1. Pursuant to Section 18(5), 1987 PA 96, as amended, MCL 125.2318(5), your September 9, 2008, request for a variance to Rule 31(10), R 325.3331(10), is APPROVED for Phase III of this development.
2. This variance eliminates the requirement for P-traps in the sewer connection to manufactured homes.
3. This variance is approved subject to the following conditions:
 - A. Plans and specifications for the sanitary sewer service connection must be submitted to the Michigan Departments of Environmental Quality or Labor and Economic Growth for review and must receive approval prior to construction.
 - B. The sites on which the variance is applied shall be restricted to manufactured homes manufactured to the HUD construction standards, which were effective June 15, 1976.



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

October 15, 2008

**MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle
Okemos, Michigan 48864**

In the Matter of:

ACME TOWNSHIP
Grand Traverse County

Mr. Michael C. Grant
Olson, Bzdok & Howard
420 East Front Street
Traverse City, Michigan 49686

**ORDER OF THE MANUFACTURED HOUSING COMMISSION
TO CONDITIONALLY APPROVE PROPOSED
LOCAL ORDINANCE PURSUANT TO
THE MOBILE HOME COMMISSION ACT**

WHEREAS, the Manufactured Housing Commission (hereafter the Commission), pursuant to the Administrative Procedures Act of 1969, 1969 PA 306, as amended; MCLA 24 201 et seq.; MSA 3.560(101) et seq.; Executive Order 1996-2; the Mobile Home Commission Act, 1987 PA 96, as amended; MCLA 125.2301 et seq.; MSA 19.855(101) et seq. (hereafter the Act); and the rules promulgated under the Act (hereafter the Rules), received a proposed local ordinance higher standard from Acme Township on August 15, 2008; and

WHEREAS, the Commission reviewed the proposed local ordinance higher standard at its meeting on October 15, 2008; and

IT IS THEREFORE ORDERED that the proposed local ordinance higher standard submitted by the local government on August 13, 2008, be and hereby is APPROVED as amended:

Ex 1: Proposed Article VIIIC, pp. 1-14:

Section 100, p. 4, is APPROVED if the language after the words “(the Act)” is revised to read: “shall comply with standards established and referenced in the Act and the administrative rules and the Article.”

Section 800, p. 6, first sentence, is APPROVED. The remaining language is beyond the jurisdiction of the Act.

The remainder of this ordinance is part of the approved Model Ordinance.

Ex 3:

Section 7.5.3 (1) (d), p. 67, is APPROVED.

WHEREAS, pursuant to Section 7(1) of the Act, MCL 125.2307(1), the Commission finds the following sections of the proposed local ordinance higher standards submitted by the local government are unreasonable, arbitrary, or not in the public interest:

Ex 1: Proposed Article VIIIC, pp. 1-14:

Table of Contents Section Reference 1450, Building Height, p.2, is not in the public interest and, accordingly, DENIED, because it references a section not provided in the ordinance.

Section 450, p.5, is DENIED because it does not reference a specific section of the code, as required by Section 7(1) of the Act.

Ex 2:

Section 6.5.2 (2) is DENIED, because the Commission could not determine from the justification presented by the Township which submitted sections of Section 6.5.2 were applicable to a specific section of the code, pursuant to Section 7(1) of the Act. Consequently, the reference is not in the public interest.

Section 6.5.3 is DENIED, because the Commission could not determine from the justification presented by the Township which submitted sections of Section 6.5.3 and referenced Article VII were higher standards applicable to a specific section of the code, pursuant to Section 7(1) of the Act. Consequently, the reference is not in the public interest. See the analysis of Article VII (**Ex 3**) for details.

Ex 3:

Section 7.1.3, p. 56, is DENIED, because the clause, “and other areas as may be designated by the Acme Township Board” essentially gives that board unilateral authority to establish sidewalks and their standards in manufactured housing communities and is not in the public interest, notwithstanding the justification representing the contrary. The Commission considers the qualifying language in Rule R125.1928 stating, “If a developer provides sidewalks...” to mean that sidewalk installation is optional for the community owner.

Section 7.2.3 is DENIED, as not in the public interest, absent definitive correlation to a specific section of the code and justification failing to explain how the standards of subsections 1-3 and 5 do not supersede those setbacks established in governing Rule R125.1941(1). Required rear and side yards are not established in the code.

Section 7.2.5, pp. 56-57, is DENIED, being not in the public interest. This topic is not related, as required, to a specific section of the code.

Section 7.2.8 (2), p. 58, is DENIED, because it exceeds, despite the written justification, the screening standard of Rule R125.1945. The landscaping provision of subsection 2, which comprises an elaborated form of screening, does not, as required, relate to a specific section of the code. The provision also references a code-unspecific general soil suitability standard. Neither reference is in the public interest, per Section 7(1) of the Act.

Section 7.2.10, p. 59, is DENIED as a higher standard than Rule R125.1920(2), without definition, explanation and justification. It does not, as required, reference a specific section of the code.

Section 7.5.6, pp. 76-79, is DENIED, for the reasons explained in the analysis of Subsection 2 of Section 7.2.8.

Section 7.9, pp. 87-92, is DENIED, absent explanation of how the Township proposes to enforce specific code provisions of its proposed six-page lighting regulations (pp. 87-92) to the illumination of community areas specified in subsections (b) and (c) of Rule R125.1929. These subsections merely require at least .15 footcandles of illumination at road intersections and crosswalks and at least .05 footcandles of illumination on roads, parking bays and sidewalks. To more accurately surmise what more the Township seeks

manufactured housing communities to do to comply with the astronomical precepts of these higher regulations, the Commission needs to know whether simply the use of “full cut-off high pressure sodium lighting fixtures” will satisfy Township requirements in these areas, or whether a separate illumination engineered site plan—an additional higher standard also suggested by your consultant—is needed, as well. The Commission understands, however, that it may reasonably be within the public interest to apply the proposed regulations to developers who want to install sophisticated multi-purpose lighting systems for commercial advertising, recreational venues, or other “higher-tech” displays.

COMMENTS

Section 7.2.1, p. 57, is a standard that warrants identification with a specific standard of the code. Consequently, it is remanded to the township, absent written justification regarding the referenced Comprehensive Development Plan (**Ex 4?**).

The cover letter for this submission indicates that many of the aforementioned sections were proposed for review. This analysis “presumes” that sections of this ordinance not specifically cited or referenced herein do not govern manufactured housing communities. Other provisions that the Township may deem applicable would have to be identified in relation to a specific section of the manufactured housing code, justified, as outlined in Rule R125.1120, and submitted for review.

IT IS FURTHER ORDERED that, pursuant to R 125.1125(2), Rule 125(2), the sections of the proposed local ordinance higher standard cited above as denied will be denied fifteen days from the date of the receipt of this Order. If a written request for hearing is filed with the Commission by the local government within fifteen days of receipt of this Order, then the matter shall be set down for hearing to commence without undue delay. If a written request for hearing is not filed with the Commission by the local government within fifteen days of receipt of this Order, then the proposed higher standard shall be automatically denied and this Order shall be a final order in the matter.

ANY COMMUNICATIONS regarding this Order should be addressed to the Michigan Department of Labor and Economic Growth, Bureau of Construction Codes, Office of Local Government & Consumer Services, Attention: Kevin G. DeGroat, P.O. Box 30254, Lansing, Michigan 48909-8203.



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

October 15, 2008

**MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle
Okemos, Michigan 48864**

In the Matter of:

CITY OF HOLLAND
Ottawa County

Ms. Cindy Osman
City of Holland
270 River Avenue
Holland, MI 49423

**ORDER OF THE MANUFACTURED HOUSING COMMISSION
INTENT TO DENY PROPOSED LOCAL ORDINANCE PURSUANT
TO THE MOBILE HOME COMMISSION ACT**

WHEREAS, the Manufactured Housing Commission, (hereafter the Commission), pursuant to the Administrative Procedures Act of 1969, 1969 PA 306, as amended; MCLA 24.201 et seq.; MSA 3.560 (101) et seq.; Executive Order 1996-2; the Mobile Home Commission Act, 1987 PA 96, as amended; MCLA 125.2301 et seq.; MSA 19.855 (101) et seq. (hereafter the Act); and the rules promulgated under the Act (hereafter the Rules), hereby issues this Order of Intent to Deny Proposed Local Ordinance Pursuant to the Mobile Home Commission Act (hereafter the Order), pursuant to Rule 125 (1), R 125.1125 (1). This proposed local ordinance higher standard was submitted by the City of Holland on May 14, 2008, received on May 20, 2008, denied on June 11, 2008, and re-submitted by the City for the Commission's reconsideration on July 1, 2008.

WHEREAS, the Commission reviewed the proposed local ordinance higher standards at its meeting on October 15, 2008.

WHEREAS, pursuant to Section 7(1) of the Act, MCL 125.2307(1), the Commission finds that the proposed local ordinance higher standard submitted by the local government is not in the public interest and is, therefore, DENIED, because the standards therein were not related to a specific section of the mobile home code. Section 17(2) of the Act provides that "a local government may not make an inspection unless it has reason to believe that *this (The Mobile Home Commission) act, the code, or rules promulgated pursuant to the act were violated.*" Under Section 14-3 (d) of the City's ordinance, by contrast, the provisions of the City of Holland's code would prevail in any conflict with Section 17(2) of the Act.

IT IS FURTHER ORDERED that, pursuant to Rule 125(2), R125.1125(2), the proposed local ordinance higher standard cited above as denied will be denied fifteen days from the date of the receipt of this Order. If a written request for hearing is filed with the Commission by the local government within fifteen days of receipt of this Order, then the matter shall be set down for hearing to commence without undue delay. If a written request for hearing is not filed with the Commission by the local government within fifteen days of receipt of this Order, then the proposed higher standard shall be automatically denied and this Order shall be a final order in the matter.

Order to Deny
City of Holland
Page 3

ANY COMMUNICATIONS regarding this Order should be addressed to the Michigan Department of Labor and Economic Growth, Bureau of Construction Codes, Office of Local Government & Consumer Services, Attention: Kevin G. DeGroat, P.O. Box 30254, Lansing, Michigan 48909-8203.



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

October 15, 2008

**MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle
Okemos, Michigan 48864**

In the Matter of:

ALLENDALE TOWNSHIP
Ottawa County

Ms. Tami Arsenault
Allendale Charter Township
6676 Lake Michigan Drive
P O. Box 539
Allendale, MI 49401

**ORDER OF THE MANUFACTURED HOUSING COMMISSION
INTENT TO DENY PROPOSED LOCAL ORDINANCE PURSUANT
TO THE MOBILE HOME COMMISSION ACT**

WHEREAS, the Manufactured Housing Commission, (hereafter the Commission), pursuant to the Administrative Procedures Act of 1969, 1969 PA 306, as amended; MCLA 24 201 et seq; MSA 3.560 (101) et seq; Executive Order 1996-2; the Mobile Home Commission Act, 1987 PA 96, as amended; MCLA 125 2301 et seq; MSA 19.855 (101) et seq (hereafter the Act); and the rules promulgated under the Act (hereafter the Rules), hereby issues this Order of Intent to Deny Proposed Local Ordinance Pursuant to the Mobile Home Commission Act (hereafter the Order), pursuant to Rule 125 (1), R 125.1125 (1). This proposed local ordinance higher standard was submitted by Allendale Charter Township, received on May 14, 2008, denied

by the Commission on June 11, 2008, and re-submitted by the Township for the Commission's reconsideration on June 25, 2008.

WHEREAS, the Commission reviewed the proposed local ordinance higher standards at its meeting on October 15, 2008

WHEREAS, pursuant to Section 7 (1) of the Act, MCL 125.2307 (1), the Commission finds that the proposed local ordinance higher standard submitted by the local government is not in the public interest and is, therefore, DENIED, because the standards therein were not related to a specific section of the mobile home code. Section 17 (2) of the Act provides that "a local government may not make an inspection unless it has reason to believe that *this (The Mobile Home Commission) act, the code, or rules promulgated pursuant to the act were violated*" The collective phrasing in Sections 5, 5(b)(1), 5(b)(2), 5(c)(1), 5(c)(2) and 6(a)(4) {pp. 5, 6 & 8} which reads: ***"shall comply withor violates the standards or the provisions of any ordinance adopted by the Township or any state law"*** triggers the same local inspection standard that preempts without legislative authority the Department's inspection authority conferred by Section 17 (2) of the Act. Moreover, referenced Chapters 5 through 7, cited in Section 404.4 5, p 7, checklist, were not presented for review, precluding a determination on whether they relate to a specific section of the code, under Section 7 (1)

IT IS FURTHER ORDERED that, pursuant to Rule 125 (2), R 125.1125 (2), the proposed local ordinance higher standard cited above as denied will be denied fifteen days from the date of the receipt of this Order. If a written request for hearing is filed with the Commission by the local government within fifteen days of receipt of this Order, then the matter shall be set down for hearing to commence without undue delay. If a written request for hearing is not filed

Order to Deny
Allendale Charter Township
Page 3

with the Commission by the local government within fifteen days of receipt of this Order, then the proposed higher standard shall be automatically denied and this Order shall be a final order in the matter.

ANY COMMUNICATIONS regarding this Order should be addressed to the Michigan Department of Labor and Economic Growth, Bureau of Construction Codes, Office of Local Government & Consumer Services, Attention: Kevin G. DeGroat, P.O. Box 30254, Lansing, Michigan 48909-8203.



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

October 15, 2008

**MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle
Okemos, Michigan 48864**

In the Matter of:

CITY OF INKSTER
Wayne County

Ms. Joyce A. Parker, City Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141

**ORDER OF THE MANUFACTURED HOUSING COMMISSION
INTENT TO DENY PROPOSED LOCAL ORDINANCE PURSUANT
TO THE MOBILE HOME COMMISSION ACT**

WHEREAS, the Manufactured Housing Commission, (hereafter the Commission), pursuant to the Administrative Procedures Act of 1969, 1969 PA 306, as amended; MCLA 24 201 et seq; MSA 3.560 (101) et seq; Executive Order 1996-2; the Mobile Home Commission Act, 1987 PA 96, as amended; MCLA 125.2301 et seq; MSA 19 855 (101) et seq. (hereafter the Act); and the rules promulgated under the Act (hereafter the Rules), hereby issues this Order of Intent to Deny Proposed Local Ordinance Pursuant to the Mobile Home Commission Act (hereafter the Order), pursuant to Rule 125(1), R 125.1125(1). This proposed local ordinance higher standard was submitted by the City of Inkster and received on August 19, 2008.

WHEREAS, the Commission reviewed the proposed local ordinance higher standard at its meeting on October 15, 2008.

WHEREAS, pursuant to Section 7(1) of the Act, MCL 125.2307(1), the Commission finds that the proposed local ordinance higher standard submitted by the local government is not in the public interest and is, therefore, DENIED because the standards therein were not related to a specific section of the mobile home code. Section 17(2) of the Act provides that "a local government may not make an inspection unless it has reason to believe that *this (The Mobile Home Commission) act, the code, or rules promulgated pursuant to the act were violated.*"

IT IS FURTHER ORDERED that, pursuant to Rule 125(2), R 125.1125(2), the proposed local ordinance higher standard cited above as denied will be denied fifteen days from the date of the receipt of this Order. If a written request for hearing is filed with the Commission by the local government within fifteen days of receipt of this Order, then the matter shall be set down for hearing to commence without undue delay. If a written request for hearing is not filed with the Commission by the local government within fifteen days of receipt of this Order, then the proposed higher standard shall be automatically denied and this Order shall be a final order in the matter.

ANY COMMUNICATIONS regarding this Order should be addressed to the Michigan Department of Labor and Economic Growth, Bureau of Construction Codes, Office of Local Government & Consumer Services, Attention: Kevin G. DeGroat, P.O. Box 30254, Lansing, Michigan 48909-8203.



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

October 15, 2008

Bureau of Construction Codes
Manufactured Housing Commission

2009 MEETING SCHEDULE

<u>Date</u>	<u>Location</u>
February 11, 2009	2501 Woodlake Circle, Okemos, Conference Room #3
April 15, 2009	2501 Woodlake Circle, Okemos, Conference Room #3
June 17, 2009	2501 Woodlake Circle, Okemos, Conference Room #3
August 19, 2009	2501 Woodlake Circle, Okemos, Conference Room #3
October 14, 2009	2501 Woodlake Circle, Okemos, Conference Room #3
December 9, 2009	2501 Woodlake Circle, Okemos, Conference Room #3

Ordinance Review Committee

January 14, 2009	2501 Woodlake Circle, Okemos, Conference Room #2
March 11, 2009	2501 Woodlake Circle, Okemos, Conference Room #2
May 13, 2009	2501 Woodlake Circle, Okemos, Conference Room #2
July 15, 2009	2501 Woodlake Circle, Okemos, Conference Room #2
September 9, 2009	2501 Woodlake Circle, Okemos, Conference Room #2
November 10, 2009	2501 Woodlake Circle, Okemos, Conference Room #2

Meetings are scheduled to begin at 10:00 a.m. Dates, times and locations are subject to change. Additional meetings may be added as necessary.

The meeting site and parking are accessible. Individuals attending the meeting are requested to refrain from using heavily scented personal care products, in order to enhance accessibility for everyone. People with disabilities requiring additional services (such as materials in alternative format) in order to participate in the meeting should call Brenda Caron at (517) 241-9317 at least 10 work days before the event. DLEG is an equal opportunity employer/program.

PENDING LICENSE APPROVALS
OCTOBER 15, 2008 – MANUFACTURED HOUSING COMMISSION

INSTALLER/SERVICER	RETAILER
Bryan G. Larman Larman Home Repair 8138 Willard Road Millington, MI 48746	

**ADDITIONAL PENDING LICENSE APPROVALS
OCTOBER 15, 2008 – MANUFACTURED HOUSING COMMISSION**

INSTALLER/SERVICER	RETAILER
	Repo City of Monroe LLC d/b/a Repo City 12050 Telegraph Road Carleton, MI 48117 Robert S. Copi, Operator
	Airway Housing Specialists, LLC 5210 Marsh Arbor Trail Kalamazoo, MI 49004 Terrence A. Sals, Operator

Manufactured Housing Program Fund Revenue/Expenditure Report

FY 2008 - 4th Quarter

Program Revenue

Licenses	\$ 6,334
Permits	\$ 235
Titles	\$ 590,472
Other:	
Publication & Copy Revenue	\$ 250
Land Sales-App. for Registration	\$ -
HUD Reimb. of Insp. Costs	\$ -
Mfrd. Housing Commission Fines	\$ 4,480
Common Cash Interest	\$ 11,809
RED-DCS 1%	\$ (173)
RED-Dept of State	\$ (68,001)
RED-AG	\$ -

TOTAL REVENUE **\$ 545,406**

Program Expenditures

Salaries	\$ 234,282
Ret , Longev & Ins.	\$ 120,455
CSS&M & Equipment	\$ 59,021
Travel	\$ 854
Sub-Total Direct Expenditures	\$ 414,612
Indirect Dept. Expenditures:	
Info Technology Services	\$ 5,883
Rent	\$ 2,454
Property Management	\$ 1,696
Executive Director Programs	\$ 60
Administrative Services	\$ 614

TOTAL EXPENDITURES **\$ 425,318**

4th Quarter Difference = **\$120,088**

FY 2008 Preliminary Totals

Program Revenue

Licenses	\$ 62,436
Permits	\$ 2,054
Titles	\$ 2,245,898
Other:	
Publication & Copy Revenue	\$ 689
Land Sales-App. for Registration	\$ -
HUD Reimb. of Insp. Costs	\$ -
Mfrd. Housing Commission Fines	\$ 8,980
Common Cash Interest	\$ 49,556
RED-DCS 1%	\$ (13,677)
RED-Dept of State	\$ (195,271)
RED-AG	\$ -

TOTAL REVENUE **\$ 2,160,665**

Program Expenditures

Salaries	\$ 905,588
Ret , Longev & Ins	\$ 507,018
CSS&M & Equipment	\$ 159,015
Travel	\$ 4,072
Sub-Total Direct Expenditures	\$ 1,575,693
Indirect Dept Expenditures:	
Info Technology Services	\$ 5,883
Rent	\$ 28,945
Property Management	\$ 9,057
Executive Director Programs	\$ 7,179
Administrative Services	\$ 758

TOTAL EXPENDITURES **\$ 1,627,516**

FUND BALANCE (End of FY08) = **\$2,162,832**



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

STANLEY SKIP PRUSS
DIRECTOR

December 1, 2008

TO: Manufactured Housing Commission

FROM: Kevin DeGroat *K.D.*
Office of Local Government and Consumer Services

SUBJECT: REQUEST FOR VARIANCE
Pleasant Valley Mobile Home Park (PV), Shiawassee County

R125.1947a, Rule 947a. Requires communities to be maintained to the standards effective when constructed; requires communities permitted to construct before 2/28/79 to maintain a four-foot wide ground-level, unobstructed seven-foot high pathway.

R125.757 (b) (2), Section 7 (b) (2) of 1949 PA 52, as amended. Requires 3 feet of open space between the ends and side lot lines, and 10 feet between the sides of manufactured homes in communities built from 4/8/49 to 3/18/60.

R125.1053 (b, c), Section 53 (b, c) of 1959 PA 243, as amended. Requires 10 feet of unobstructed open space between the sides or sides and end of adjacent manufactured homes, and 3 feet between manufactured homes and the community boundary of communities built from 3/19/60 to 1/1/71.

Attached are a diagrammed distance reduction variance request and accompanying documentation and photos from Mr. Bruce Stein, owner of PV, a pre-Mobile Home Commission Act development built between 1955 and 1961, according to Bureau records. This community, licensed through 10/1/09, seeks a variance for 13 spacing violations outlined in the attached Statement of Intent Order Count X excerpt. As *indicated in the appended photos, drawings and correspondence*, PV wants the Commission to sanction the spacing violations indicated for the following lot addresses (in the order cited in Mr. Stein's cover letter) he has not already corrected:

DLEG is an equal opportunity employer/program
Auxiliary aids services and other reasonable accommodations are available upon request to individuals with disabilities

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P O. BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9347 • Fax (517) 241-9308
www.michigan.gov/dleg

Memorandum to the Commission: Pleasant Valley MHP
December 1, 2008
Page Two

<u>SITES</u>	<u>EXISTING DISTANCE</u>	<u>DISTANCE REQUIRED</u>
Count X (10)		
1. 18 & 19	6' 10" (-3' 2")	10 feet
2. 18 & 42	6' 4" (-3' 8")	
3. 11 & 12	5' 7" (4' 5")	
4. 26 & 27	4' 7" (5' 5")	
5. 23 & 36	4' 10" (5' 2")	
6. 25 & 34	5' 4" (4' 8")	
7. 27 & 32	8' (2')	
8. 14 & 13	5' (-5')	
9. 51 & 52	4' 3" (-5' 7")	
10. 37 & 38	6' (4')	
11. 39 & 40	6' 5" (3' 7")	
12. 44 & 45	5' 6" (4' 6")	
13. 43 & 44	5' 6" (4' 6")	

In his letter, Mr. Stein, who acquired this development in 1993, indicates that the homes in violation of the setbacks were sited over the course of the last 45 years and are 22 to 45 years old. The applicant states that relocating these homes or their additions to achieve setback would create economic hardships and emotional disruption for current residents.

Whether this filing demonstrates an exceptional practical difficulty to compliance and, therefore, supports the need for variances under the criteria of Rule 948, hinges upon whether the Commission believes that the Rule's intent regarding exceptional practical difficulty would include the applicant's having to re-situate these homes into compliance, despite their noncompliant status and possibly, age-weakened conditions. Mr. Stein does not address possible fire safety access issues and offers no supporting fire, police or EMS department correspondence.

If the Commission is convinced that the homes should remain where they are, there may be grounds for approving this request with the condition that PV install no other homes or structures which violate minimum setbacks in this community.

Attachments

KGD/kgd

cc: Bill DeTemple, OLGCS
Todd Cordill, Plan Review, BCC
Beth Aben, Administration, BCC

PLEASANT VALLEY



**4459 Pontiac Lake Road
Waterford, Mi. 48328
Office 248-681-7874
Fax 248-6816854
e-mail Brucestein2000@aol.com**

January 2, 2003

Bureau of Construction Codes
PO Box 30254
Lansing, MI. 48909

Dear Mr. DeGroat;

Enclosed you will find the application for variance that applies to Pleasant Valley. The pictures were taken and have been given to me but I will need some help getting them from the computer into paper form. If it would be possible to process our request I believe I can have the pictures in a few days either by printing or possibly e mailing them to you.

If this is a problem I will have someone drive the pictures up to you so as not to delay the process but it would be much more convenient not to have too. Please advise.

Sincerely,

Bruce Stein
President, Pleasant Valley Inc.

PLEASANT VALLEY

4459 Pontiac Lake Road

Waterford, Mi. 48328

Office 248-681-7874

Fax 248-6816854

e-mail Brucestein2000@aol.com

January 2, 2003

Bureau of Construction Codes
PO Box 30254
Lansing, MI 48909

Dear Mr. DeGroat;

We are requesting form Pleasant Valley MHP the following variances to be reviewed and considered by the Commission in reference to the violation of Rules 947a (3), 947a (4), and section 38(1) (b) of the act.

Count X

32 a Lots 18 and 19

Dates home moved in:	18-1975	built 1973
	19-1978	built 1975

Reason: Enclosed porch attached to 18 is 6'10" from 19.

Justification: The enclosed area attached to Mr. Clay's home is used as a playing area for his children and also for storage of his personal belongings. To have Mr. Clay change this would be an extreme financial burden and also eliminate his children's play area and reduce his effect in keeping his belongings.

2 b. Lots 18 and 42

Dates moved in:	18-1975	built 1973
	42-1974	built 1971

Reason: The home on 18 is 6'4" from the home on 42 with a 5'5" overlap at the rear of the homes

Justification: To change the overlap that exists on lots 18 and 42 would leave a family without a home if it were to be moved causing an extreme financial burden and emotional hardship for that family.

3 c. Lots 11 and 12

Dates moved in:	11-1979	built 1978
	12-1974	built 1972

Reason: The enclosed porch attached to the home on 12 is 5'7" from the home on 11.

Justification: Miss Trowbridge had purchased this home from a private seller with the enclosure having been done at the time of the purchase. She uses this area for storage for her children's bicycles and toys and also it is a safe play area for her children. To have her change this would be an extreme financial burden as well as removing her children's play area.

4 d. Lots 26 and 27

Dates moved in:	26-1980	built 1977
-----------------	---------	------------

27-1979 built 1976

Reason: The enclosed porch attached to the home on 26 is 4'7" from the home on 27

Justification: Mr. Sutton (lot 26) enjoys the use of the deck and would have an extreme financial burden to have to remove the deck.

5 e Lots 23 and 36 23-2008 built 1966
36-1989 built 1986

Reason: the home on 23 is 4'10" from the home on 36 with a 17' overlap at the rear of the homes.

Justification: To change the overlap that exists on lots 23 and 36 would leave a family without a home if the home were to be removed causing an extreme financial burden and emotional hardship for the family.

6 f Lots 25 and 34 25-1975 built 1971
34-1969 built 1966

Reason: the home on 25 is 5'4" from the home on lot 34 with a 16' overlap at the rear of the homes.

Justification: To change the overlap that exists on lots 25 and 34 would leave a family without a home if the home were to be removed causing an extreme financial burden and emotional hardship for that family.

7 g Lots 27 and 32 27-1983 built 1976
32-1978 built 1964

Reason: the home on 27 is 8' from the home on 32 with a 13' overlap at the rear of the homes.

Justification: To change the overlap that exists on lots 27 and 32 would leave a family without a home if the home were to be removed causing an extreme financial burden and emotional hardship for that family.

8 h Lots 14 and 13 14-1987 built 1984
13-1986 built 1979

Reason: the enclosed porch attached to the home on 14 is 5' from the home on 13.

Justification: Miss Busby's was manufactured with this enclosure as part of the home. This area is a tip-out addition and is her living room. To have her remove this addition, she would have an extreme financial burden to bring it to living standards. Walls would have to be built to reinforce the home and insulate and reconstruct the entire outer side. It would remove part of her living area as well.

9 i Lots 51 and 52 51-1977 built 1974
52-1984 built 1981

Reason: The enclosed porch attached to the home on 51 is 4'3" from the home on 52.

Justification: Mr. Fritz uses the enclosed area that is attached to lot 51 for storage of his children's toys and also for his personal belongings. It would be an extreme financial burden and loss of his storage for his children's items and his own if this has to be changed.

10 j Lots 37 and 38 37-1969 built 1967
38-1973 built 1971

Reason: The enclosed porch attached to the home on 37 is 6' from the home on 38.

Justification: The enclosed area attached to lot 37 is a bedroom in Mr. Parks home. It would be an extreme financial burden and also a loss of living and storage space for Mr. Parks.

11

k. Lots 39 and 40	39-1964	built 1963
	40-1968	built 1967

Reason: The enclosed porch attached to the home on 39 is 6'5" from the home on 40.

Justification: To remove the attached area on lot 39 would cause an extreme financial burden and also reduce living space.

12

l. Lots 44 and 45	44-1980	built 1976
	45-1969	built 1967

Reason: The enclosed porch attached to the home on 44 is 5'6" from the home on 45.

Justification: To remove the enclosed deck from lot 44 would cause Ms. Harris an extreme financial burden as well as emotional hardship. Her husband had built the deck many years ago for her, he passed away and she still enjoys using it.

13

m. Lots 43 and 44	43-1972	built 1970
	44-1980	built 1976

Reason: The enclosed porch attached to the home on 43 is 5'6" from the home on 44.

Justification: Mr. Beacham uses the enclosed porch as part of his living area and also for his grandchildren to play in so that he can watch over them. To have Mr. Beacham remove this would cause great financial burden and also eliminate living space.

Sincerely,



Bruce Stein
President, Pleasant Valley Inc.

BRUCE STEIN, PRESIDENT AND OPERATOR
ENTERPRISE ESTATES AND CONSTRUCTION, INC., D/B/A
PLEASANT VALLEY MOBILE HOME PARK
STATEMENT OF INTENT

COUNT X

FAILURE TO MAINTAIN THE SPACING STANDARDS
IN EFFECT AT THE TIME OF CONSTRUCTION

31. Respondents' manufactured housing community was constructed in accordance with previous acts or local ordinances, or both, in effect at the time of construction. There shall be at least ten (10) feet between manufactured homes and an enclosed structure attached to a home and the adjacent home. There shall be three (3) feet between the ends and the home shall be three (3) feet from the boundary of the community. The space between the homes may be used for the parking of motor vehicles, provided such space is clearly designated and such vehicle is parked at least ten (10) feet from the nearest adjacent home.

32. The following manufactured homes are not in compliance with the 10-foot spacing requirement that was in effect at the time the sites were constructed:

- | | | |
|---|----|---|
| 1 | a. | The enclosed porch attached to the home on lot 18 is 6' 10" from the home on lot 19. |
| 2 | b. | The home on lot 18 is 6' 4" from the home on lot 42 (5' 5" overlap at the rear of the homes). |
| 3 | c. | The enclosed porch attached to the home on lot 12 is 5' 7" from the home on lot 11. |
| 4 | d. | The enclosed porch attached to the home on lot 26 is 4' 7" from the home on lot 27. |
| 5 | e. | The home on lot 23 is 4' 10" from the home on lot 36 (17' overlap at the rear of the homes). |
| 6 | f. | The home on lot 25 is 5' 4" from the home on lot 34 (16' overlap at the rear of the homes). |
| 7 | g. | The home on lot 27 is 8' from the home on lot 32 (13' overlap at the rear of the homes). |
| 8 | h. | The enclosed porch attached to the home on lot 14 is 5' from the home on lot 13. |

BRUCE STEIN, PRESIDENT AND OPERATOR
ENTERPRISE ESTATES AND CONSTRUCTION, INC., D/B/A
PLEASANT VALLEY MOBILE HOME PARK
STATEMENT OF INTENT

- 9 i. The enclosed porch attached to the home on lot 51 is 4'3" from the home on lot 52.
- 10 j. The enclosed porch attached to the home on lot 37 is 6' from the home on lot 38.
- 11 k. The enclosed porch attached to the home on lot 39 is 6'5" from the home on lot 40.
- 12 l. The enclosed porch attached to the home on lot 44 is 5'6" from the home on lot 45.
- 13 m. The enclosed porch attached to the home on lot 43 is 5'6" from the home on lot 44.

33. Respondents' failure to maintain the spacing standards in effect at the time of construction is a violation of Rules 947a (3), 947a (4), and Section 38(1) (b) of the Act.

COUNT XI

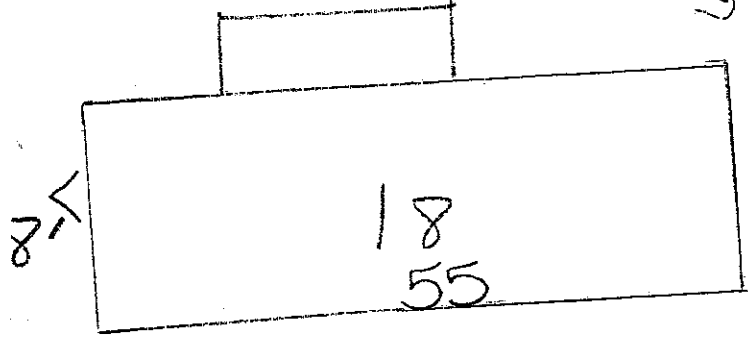
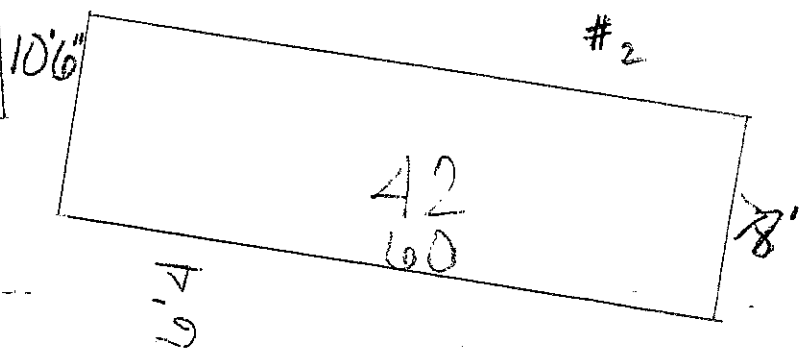
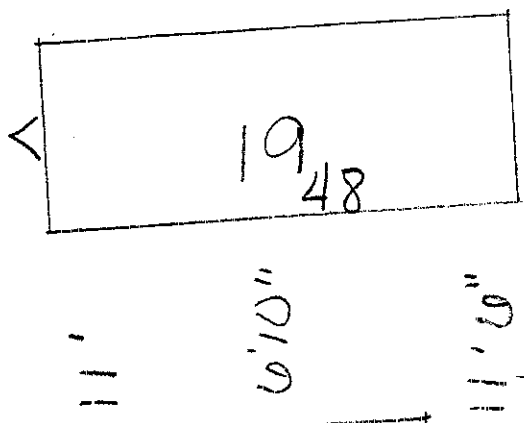
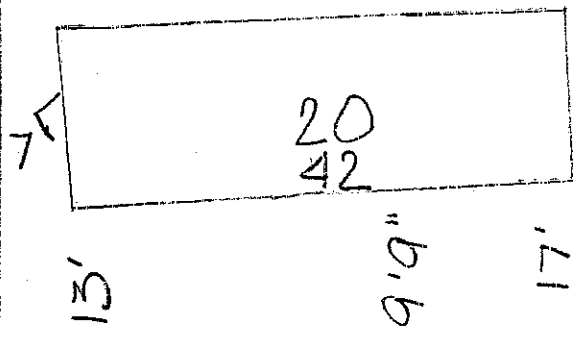
**FAILURE TO NOTIFY THE TENANTS IN WRITING THAT
VEHICULAR PARKING IS PROHIBITED WITHIN
15 FEET OF A FIRE HYDRANT**

34. The community management shall notify each resident in writing, upon occupancy, that vehicular parking on internal roads is prohibited within 15 feet of a fire hydrant.

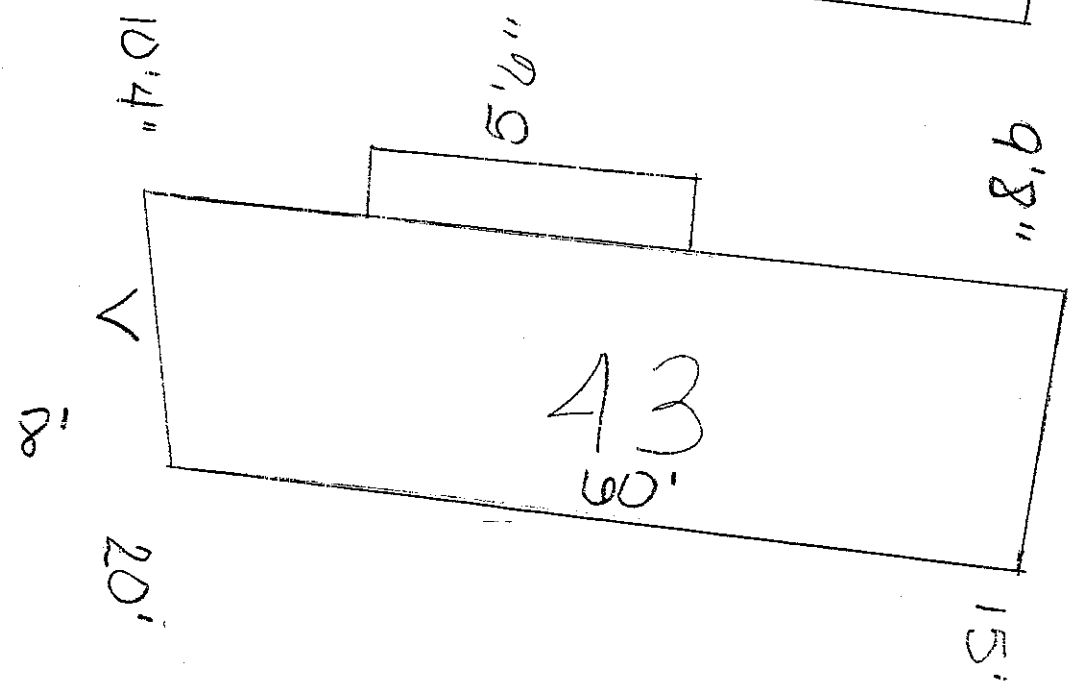
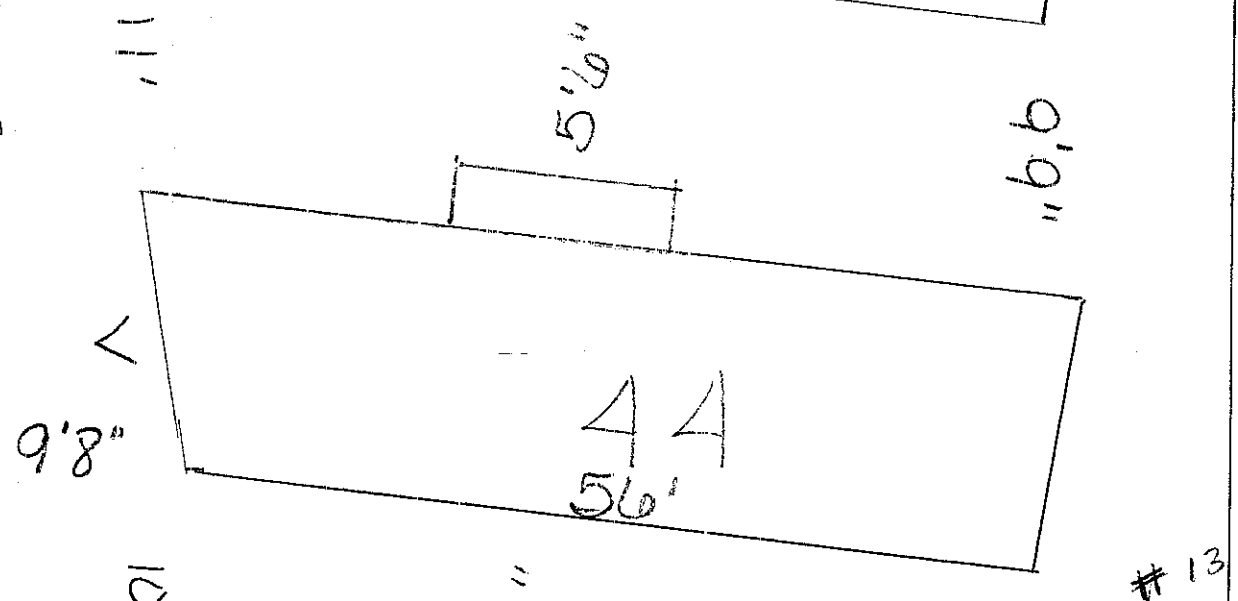
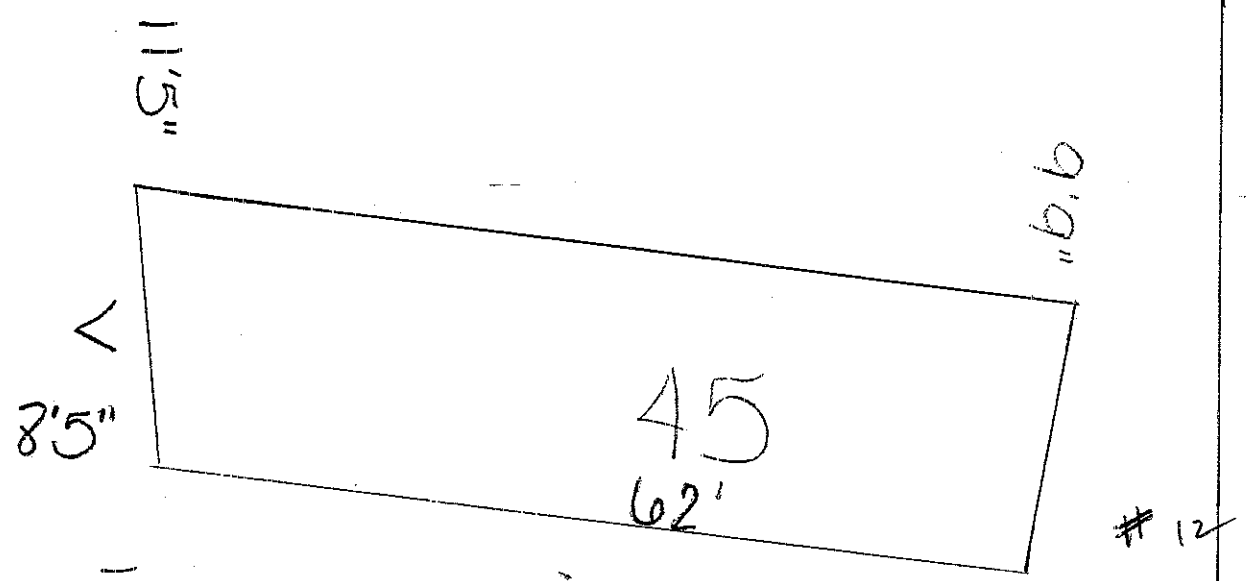
35. Respondents' community rules state that "parking is prohibited within ten (10) feet of fire hydrants".

36. Respondents' failure to notify the tenants in writing that vehicular parking is prohibited within 15 feet of a fire hydrant is a violation of Rule 702a (b) and Section 38(1) (b) of the Act.

VARIANCE 1

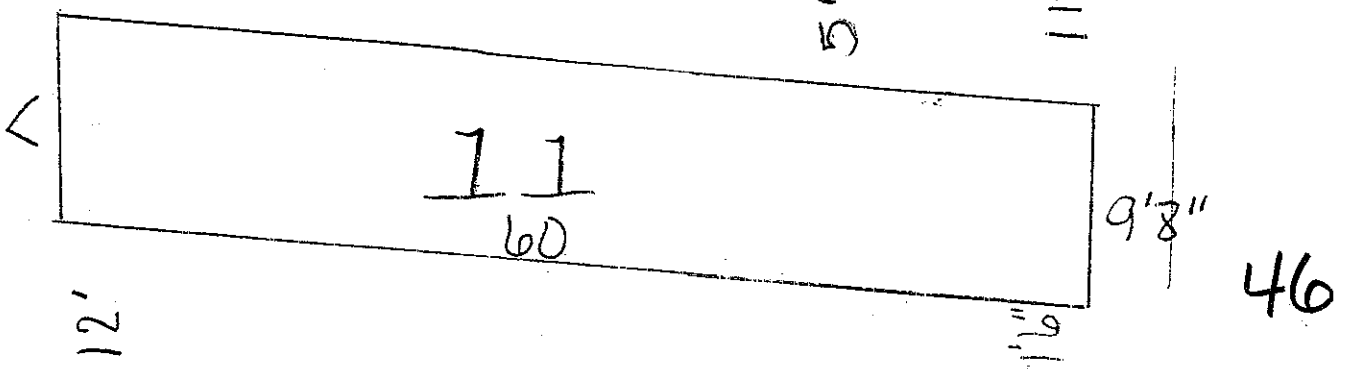
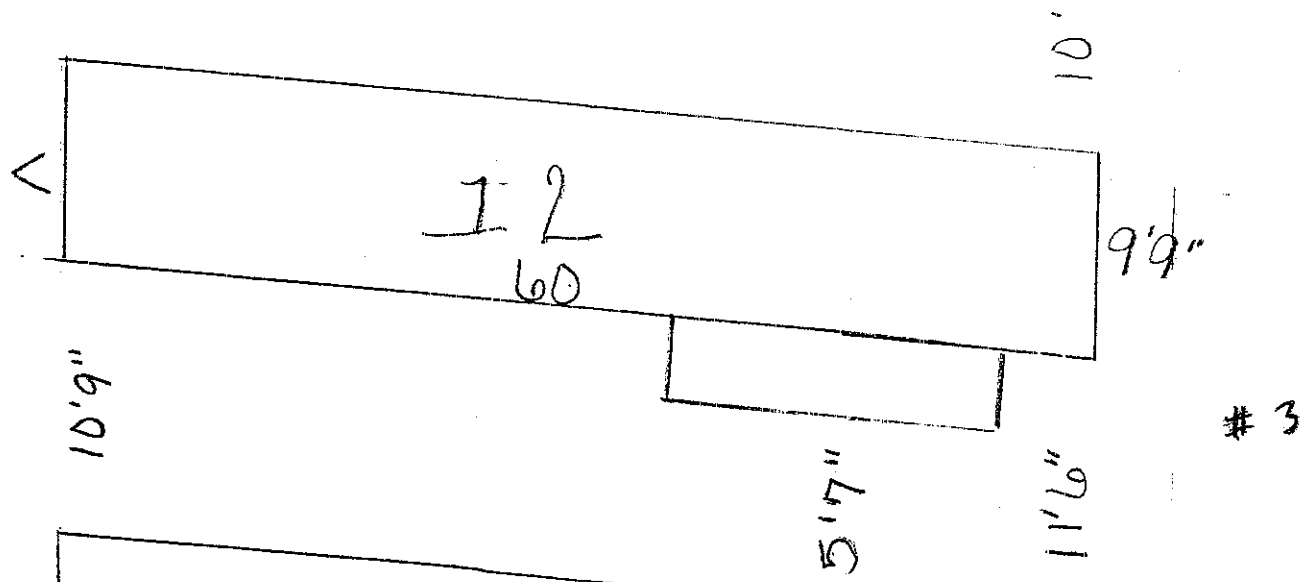
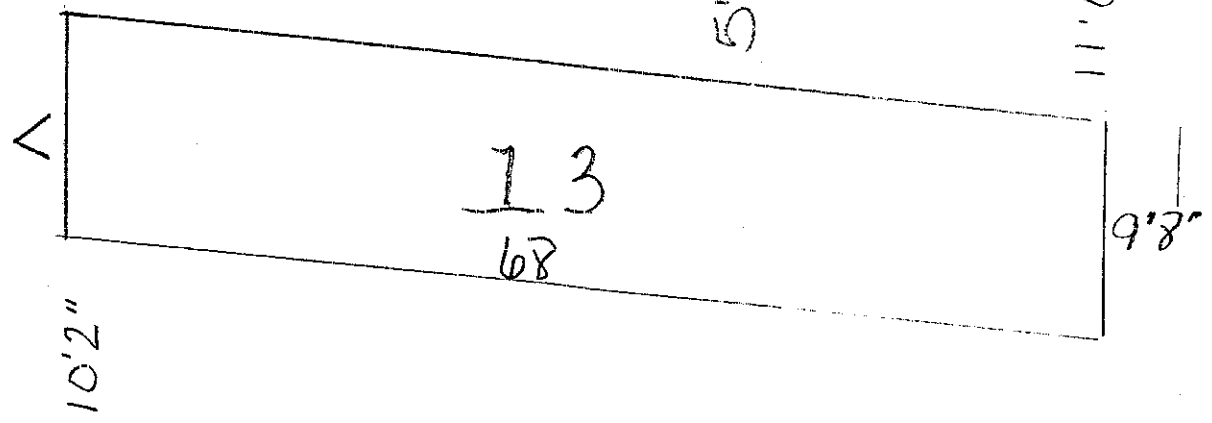
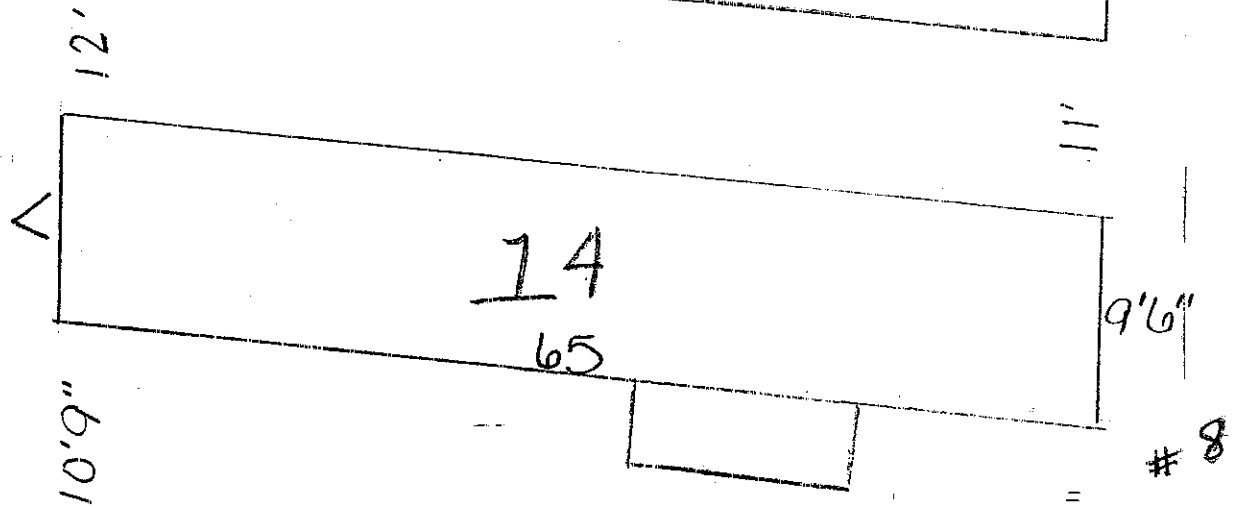
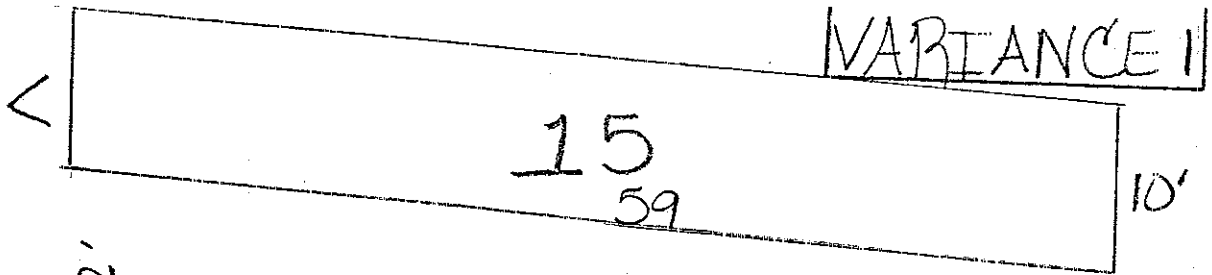


VARIANCE

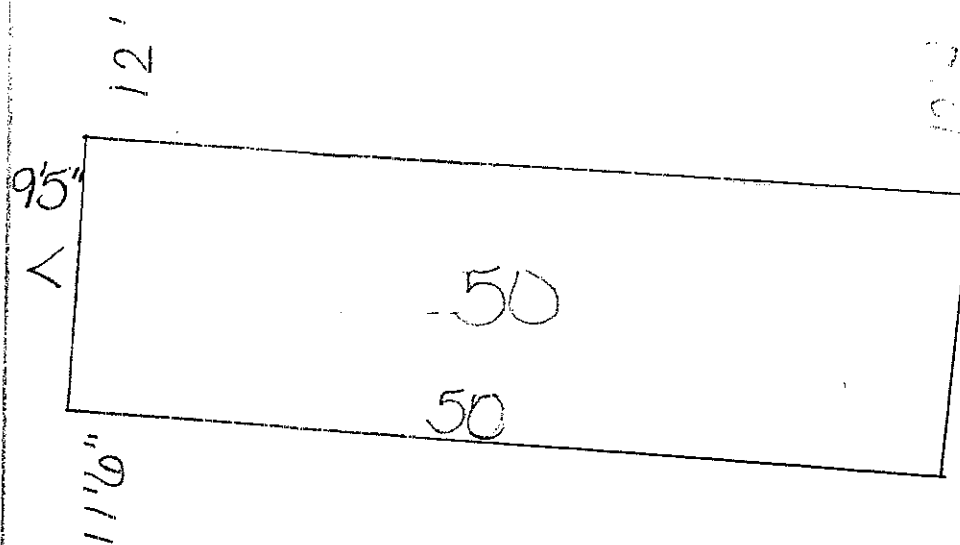
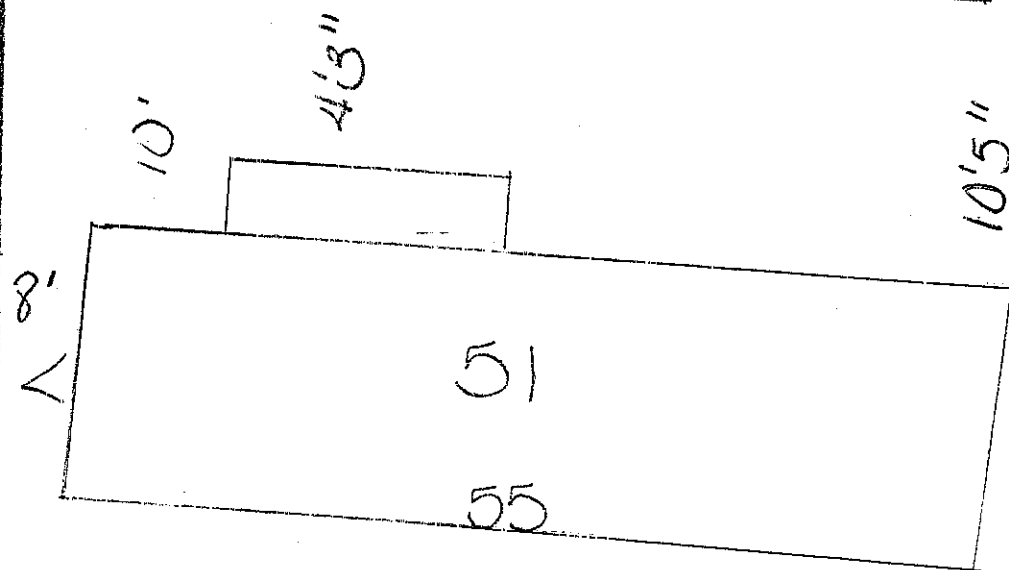
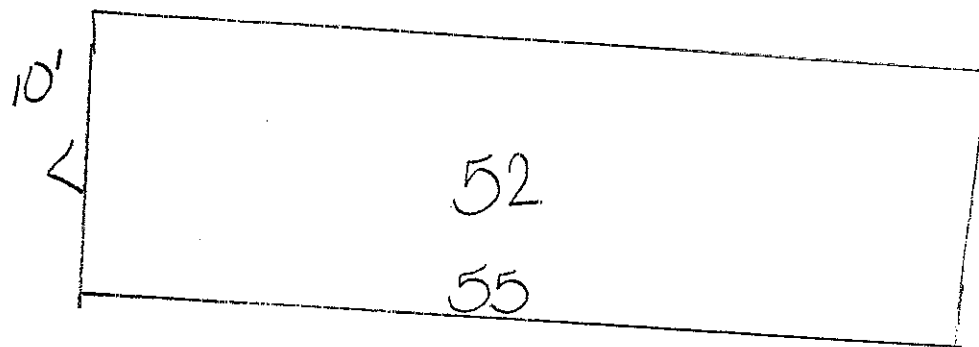


10/11

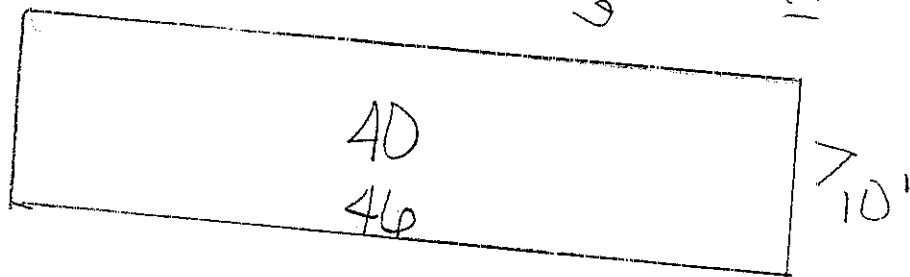
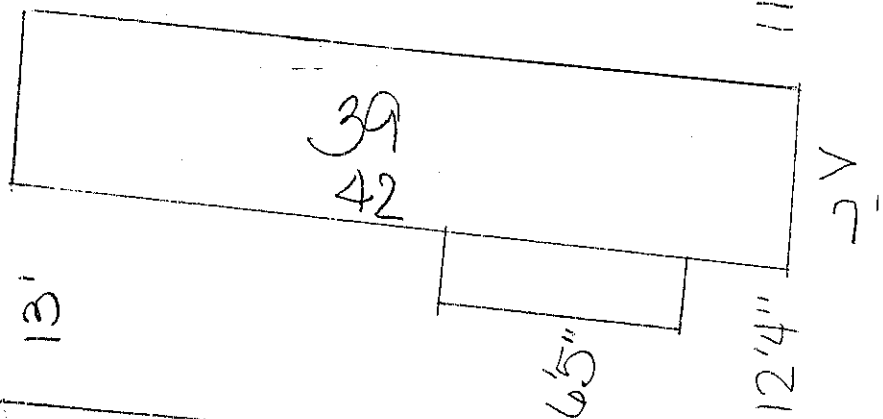
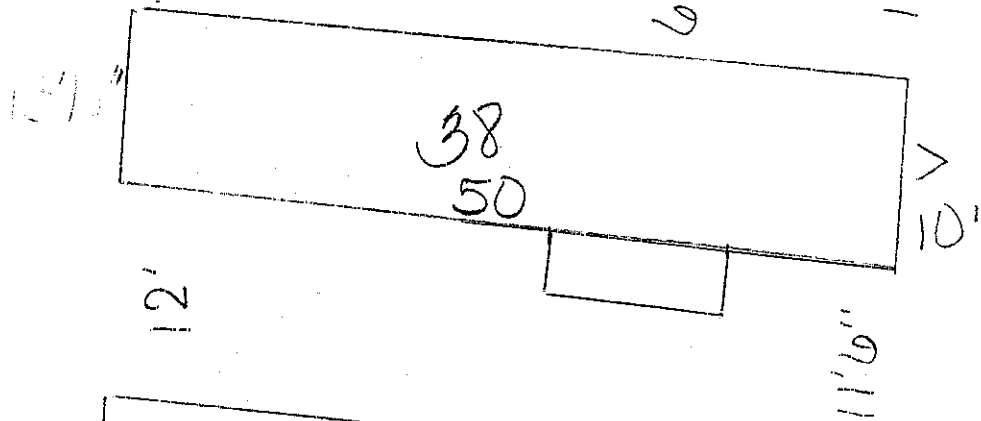
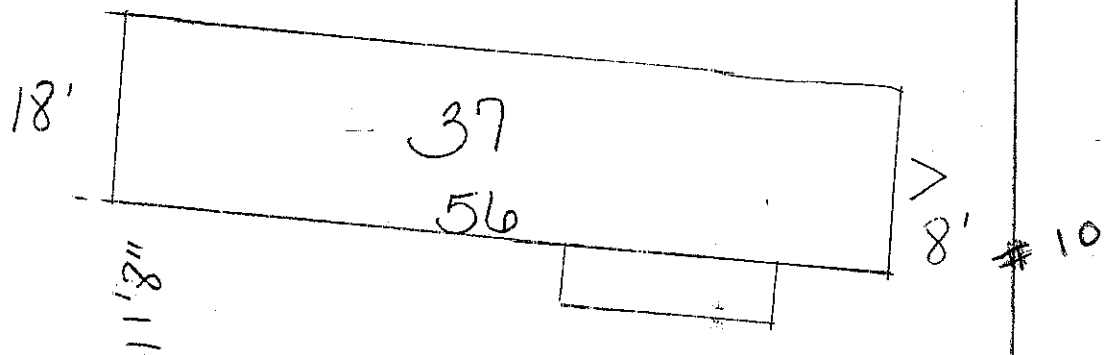
FIELD AREA



VARIANCE 1

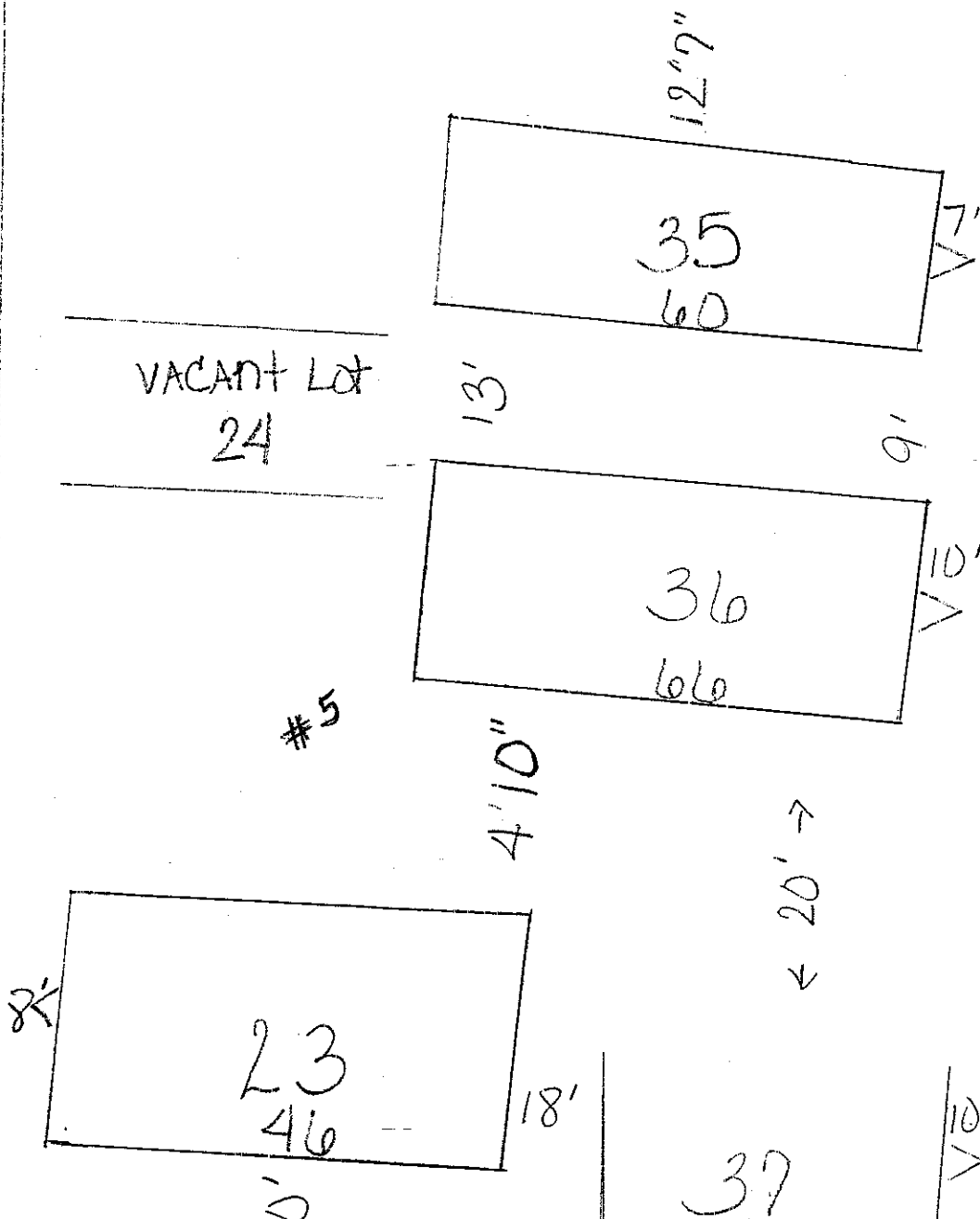


VARIANCE II

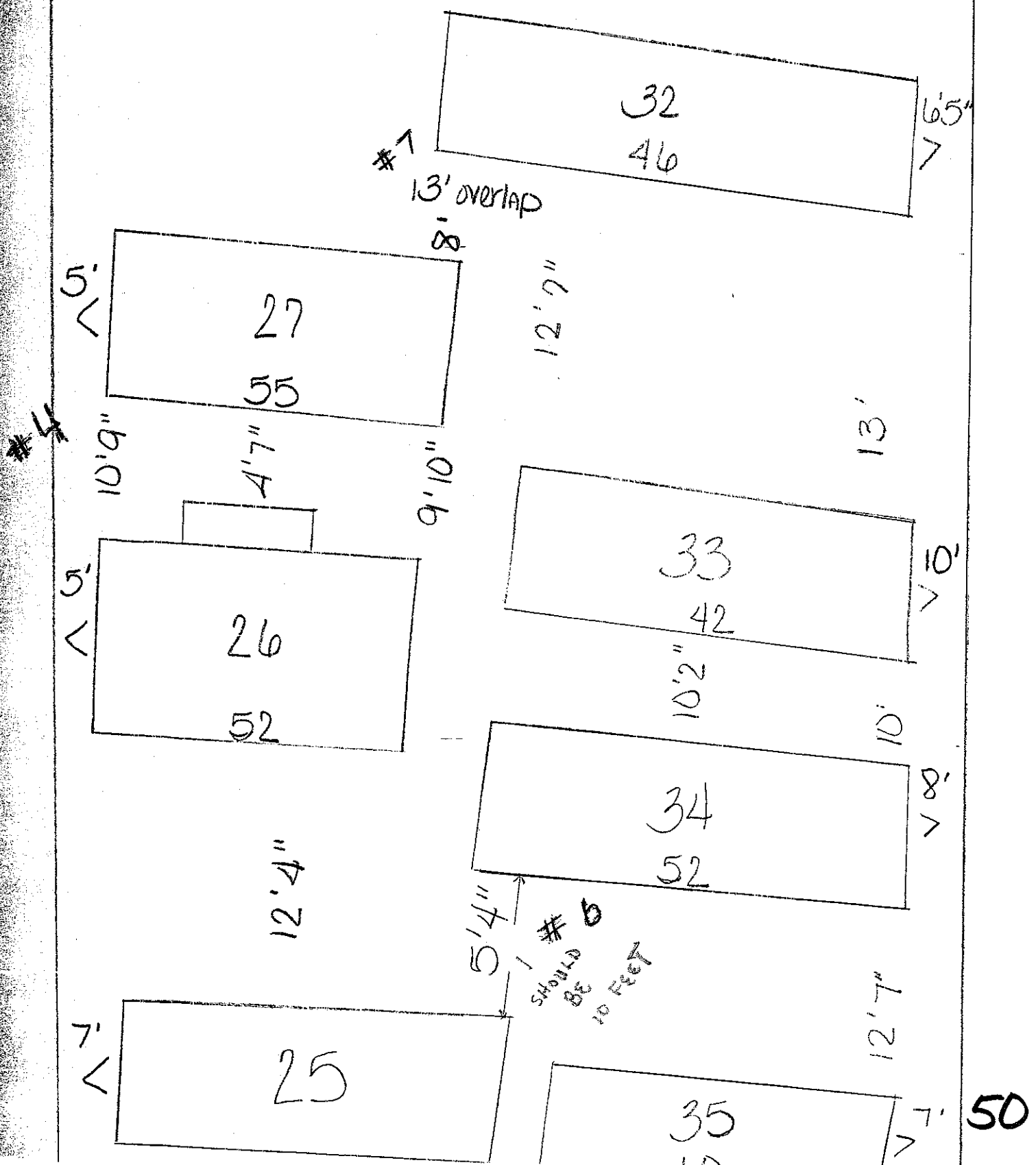


↑
20
↓

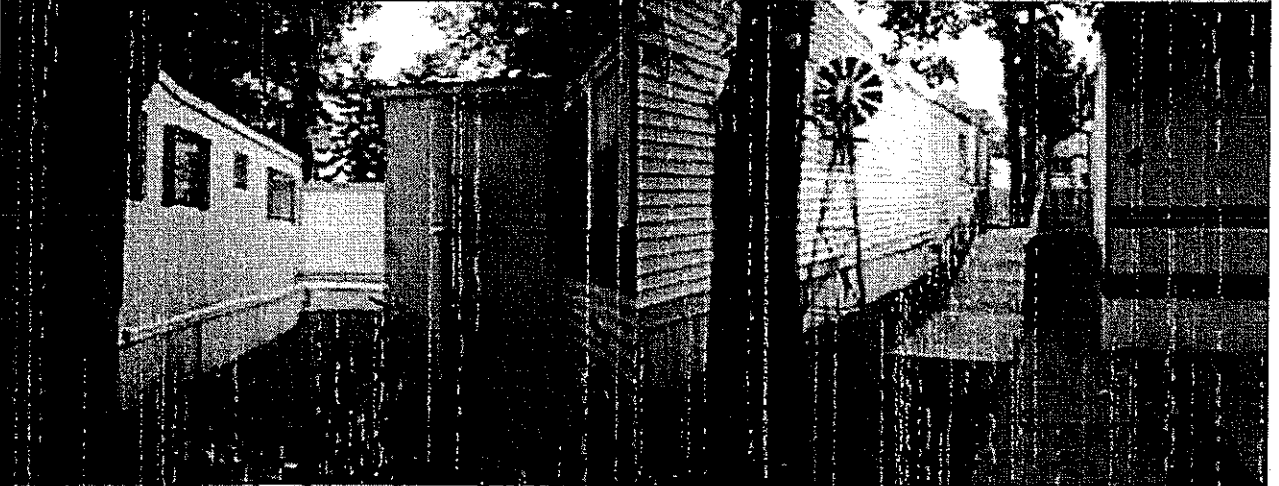
VARIANCE 1

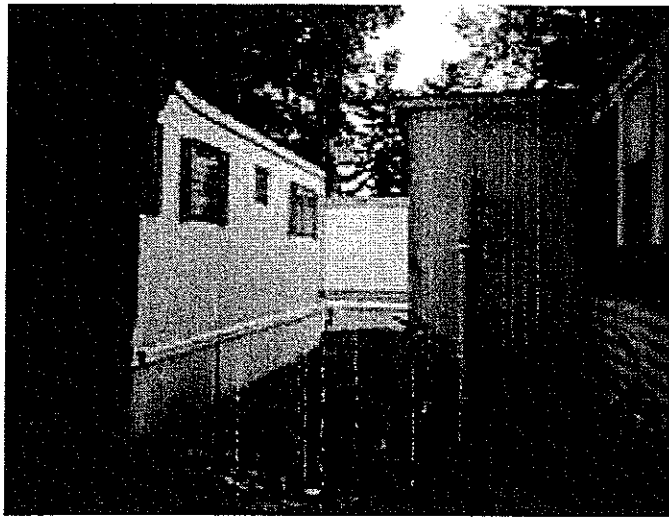


VARIANCE 1



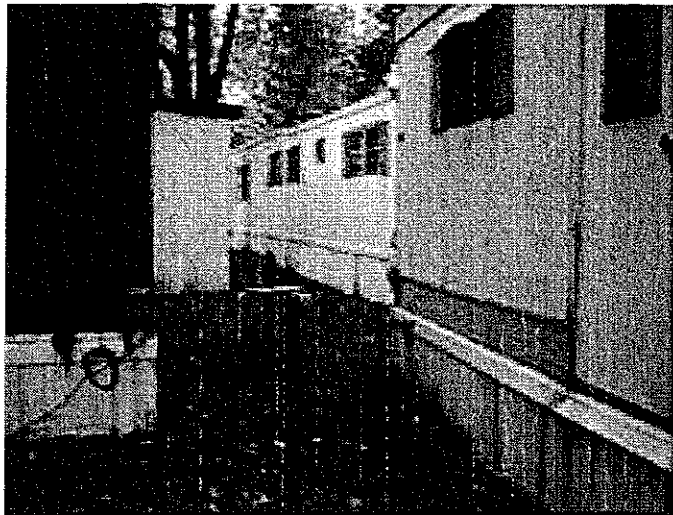
12/11



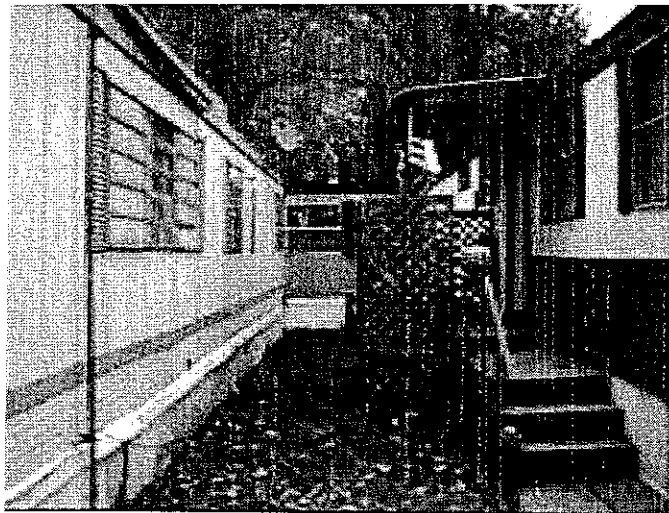


18

52

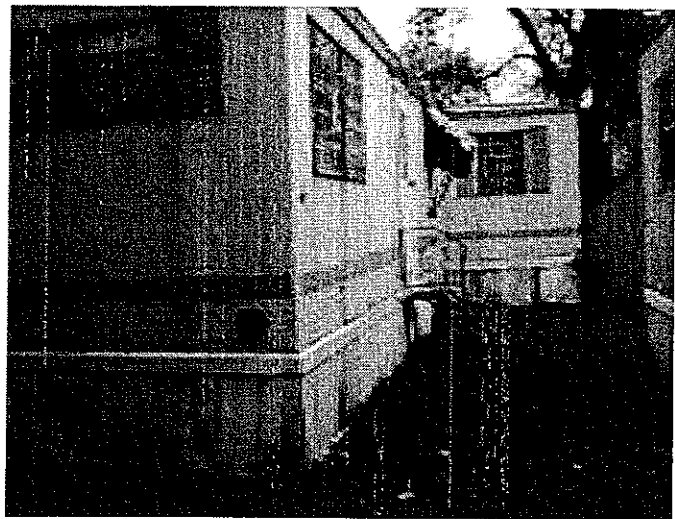


18/42

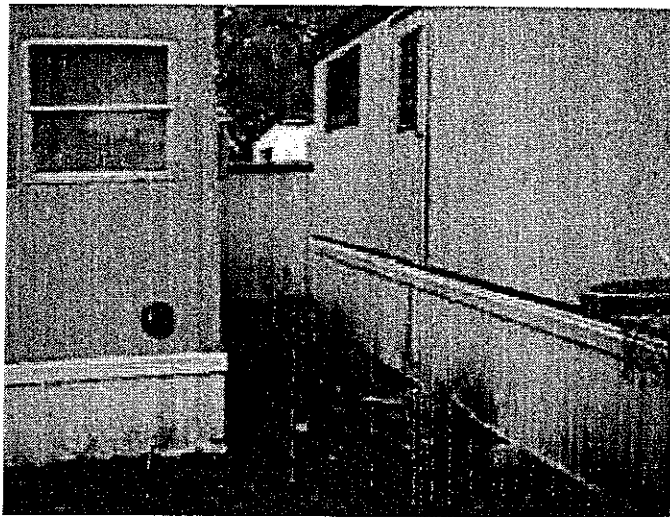


26/27

54

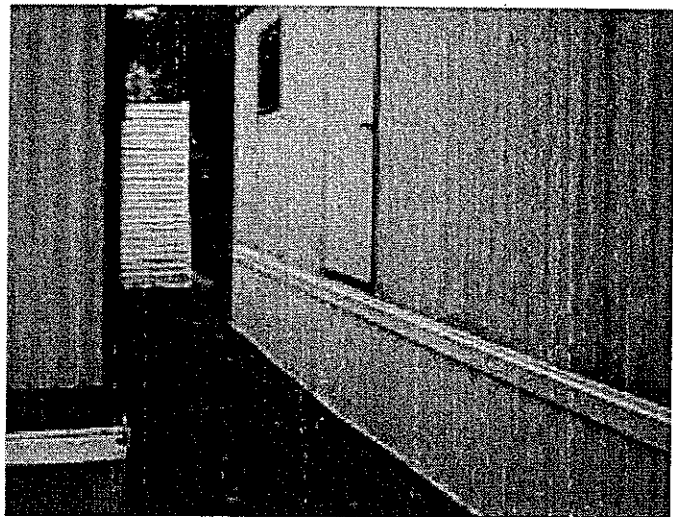


27/32



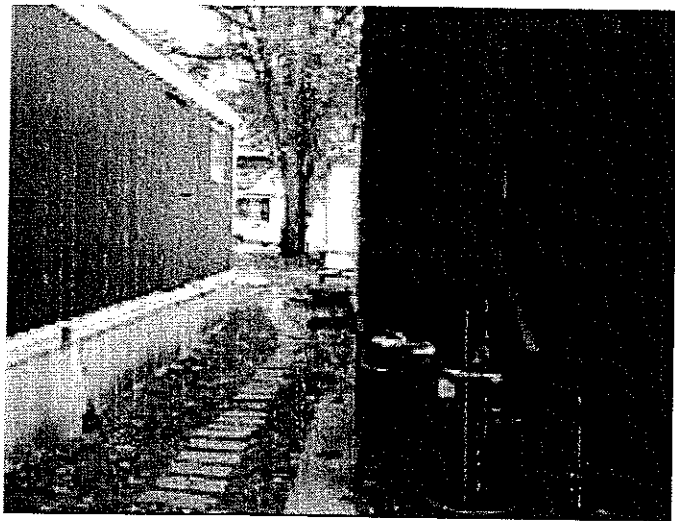
35725

THE
FACT
THAT
THE HOMES
ARE
"OVERLAPPED"
DOES NOT
CONSTITUTE
A VIOLATION.
HOWEVER, THERE
MUST BE 10'
BETWEEN
HOME
LIVING
SPACES

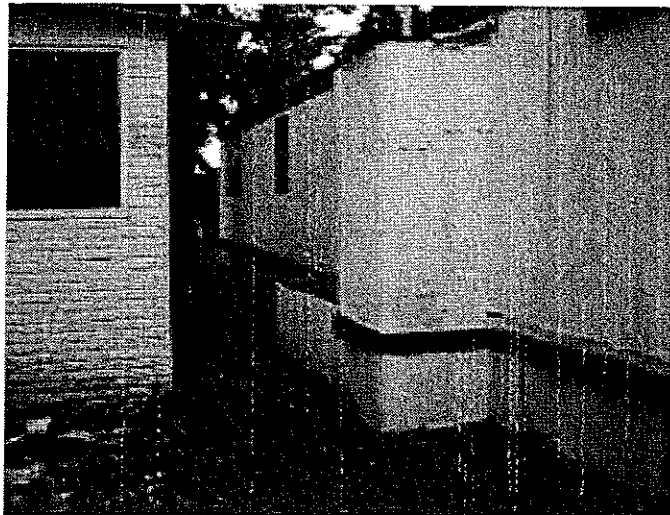


36/23

57



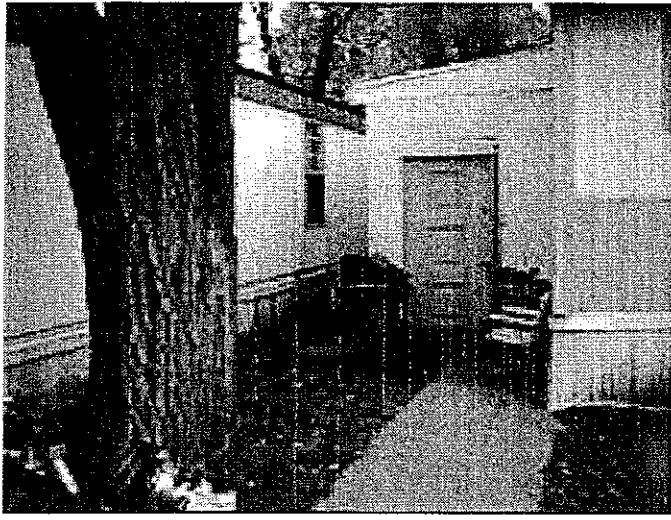
38/37



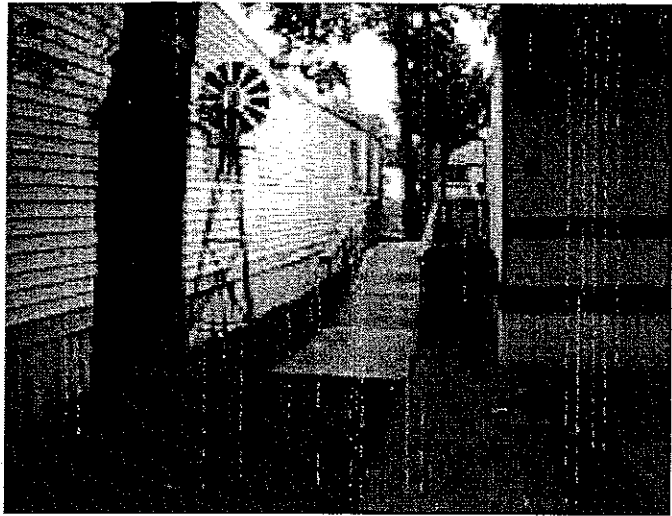
39/40



46/45



52/51



6

62



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

STANLEY SKIP PRUSS
DIRECTOR

December 1, 2008

TO: Manufactured Housing Commission *LP*
FROM: Kevin DeGroat, Office of Local Government and Consumer Services
SUBJECT: REQUEST FOR VARIANCE
WOODLAND RIDGE (WR)
(LIVINGSTON CO., PC-639 E-1; LIC. NO. P001267)

R125.1905(5), Rule 905(5): A plans approval and permit to construct shall be valid for 5 years after the date of issuance and may, upon application, review of the previously approved construction plans for compliance with these rules, and approval of the application, be renewed by the department if the last renewal does not expire more than 10 years after the initial plan's approval and permit to construct was issued.

(Eff. 8/1/03)

Attached is an October 28, 2008, variance submission from Mr. William Perrone, Esq., on behalf of his client, Kenneth B. Lipschutz, operator of WR. WR requests that the Commission grant a five-year Permit to Construct extension, allowing WR to complete construction of this development. Initially issued a Permit to Construct for 481 sites on **12/17/02** that expired 12/17/07, WR has constructed 433 licensed sites and requests a variance extending the Permit to Construct (PTC) for another five years through at least 12/17/12. This would allow time for building an additional 166 sites to create a grand total of 599.

WR attributes previous construction delays to "adverse market conditions." It justifies this proposed waiver by highlighting the development's previously approved, engineered and constructed infrastructure as an accomplished reality making it unnecessary and impractical for WR and the Bureau to spend time, money and resources to re-engage in a duplicate review process **under amended rules**. WR contends that its road turnarounds meet both pre and post 2003 rule standards and also submits the attached 9/23/08 fire department letter affirming accessibility to fire vehicles.

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P O BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9347 • Fax (517) 241-9308
www.michigan.gov/dleg

DLEG is an equal opportunity employer/program
Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities

63

Memorandum to the Commission: Woodland Ridge
December 1, 2008
Page Two

Diagrams of the development and roads are also attached. Color photos may be available for your review at the meeting.

Whether this filing demonstrates an exceptional practical difficulty to compliance and, thus, supports the need for a variance to Rule 905(5), under the criteria of Rule 948, hinges upon whether the Commission believes it would be an exceptional practical difficulty to require the developer to submit new construction plans for this development and its roads. In any event, if the Commission is convinced by WR's justification, there may be grounds for approving the proposed project, or a modified variance with another permit expiration date. In recent reviews of Permit to Construct extension variances, the Commission has approved five-year extensions.

KGD/kgd

Attachment

cc: Bill DeTemple, OLGCS (w/att.)
Larry Lehman, BCC, Building Division (w/att.)
Todd Cordill, BCC, Plan Review (w/att.)



Dykema Gossett PLLC
Capitol View
201 Townsend Street, Suite 900
Lansing, MI 48933

WWW.DYKEMA.COM

Tel: (517) 374-9100

Fax: (517) 374-9191

William J. Perrone

Direct Dial: (517) 374-9174

Email: WPERRONE@DYKEMA.COM

First Class Mail

October 28, 2008

Kevin G. DeGroat
Analyst Office of Local Government
and Consumer Services
Bureau of Construction Codes
P.O. Box 30254
Lansing, Michigan 48909

Re: Variance Request for Woodland Ridge
Manufactured Housing Community

Dear Mr. DeGroat:

On behalf of Brookside Communities and Woodland Ridge MHC limited partnership, the attached Request for Variance is submitted for review and action by the Michigan Manufactured Housing Commission. We trust that the enclosed Request for Variance, together with the appended Letter of Accessibility from the Green Oak Township Fire Department, Plans Approval & Permit to Construct and Community Site Plan are sufficient for Commission review.

Based upon the enclosed information, Woodland Ridge MHC limited partnership hereby requests a variance from the Michigan Manufactured Housing Commission from Rule 905(5) so that the existing Permit to Construct can be extended for at least another five (5) years so that the final sites may be constructed in accordance with the Plans Approval, as issued on December 17, 2002.

We appreciate you docketing this Request for Variance at the next meeting of the Manufactured Housing Commission. We would also appreciate you verifying that you have received all necessary information and that this Request for Variance will be on the December 9, 2008 Commission agenda.

California | Illinois | Michigan | Texas | Washington D.C.



Kevin G. DeGroat
October 28, 2008
Page 2

Thank you for your assistance in processing this request.

Sincerely,

DYKEMA GOSSETT PLLC

A handwritten signature in black ink, appearing to read 'W. Perrone'.

William J. Perrone

Enclosure

cc: Kenneth B. Lipschutz (w/ enc.)
Michael Sedlak, Township Clerk, Green Oak Charter Township (w/ enc.)

MANUFACTURED HOUSING COMMISSION – Request for Variance

Michigan Department of Consumer & Industry Services
Bureau of Construction Codes & Fire Safety

P.O. Box 30254
Lansing, MI 48909 Ph: (517) 241-9313
bccfsinfo@michigan.gov

**Woodland Ridge MHC Limited
Partnership/Woodland Ridge
Manufactured Housing Community**

Name

401 S. Old Woodward, Suite 311

Street Address

Birmingham, MI 48009 248/645-1077

City

State

Telephone

For Commission Use Only

Date Received:

Case Number:

Filing Instructions:

File this application with: The Department of Labor and Economic Growth, Bureau of Construction Codes and Fire Safety.

At the same time, a copy of this application should be filed with the following:

1. The municipal clerk's office;
2. All residents on home sites immediately adjacent to the place for which a variance is being requested; and
3. The Michigan Department of Environmental Quality if the variance is to or would impact on public health regulations

1. Request for Variance from Rule #:

(Include rule number, paragraph, and subparagraph if needed)

Rule 905 (5); MAC R 125.1905 (5)

2. Specific Reason or Reasons for Variance: (Attach if necessary)

The attached Plans Approval and Permit to Construct, dated December 17, 2002, as File No. PC-639-E1, ("Permit") expired by its terms and under Rule 905 (5) on December 17, 2007.

The Applicant began construction of the Community Expansion in 2002. Applicant has completed plans and engineering for a total of 599 sites, of which 433 have been constructed and licensed in accordance with the Permit or a prior permit.

The remaining 166 sites were not constructed due to adverse market conditions. On the assumption that conditions will allow the resumption of construction, the Applicant requires an extension of the Permit for at least another 5 years.

3. A statement describing why the condition caused by the requirement is not so general or recurring that consideration should be given to amend the rules as the most practical means to rectify the difficulty: (Attach if necessary)

The general 5-year time period for construction completion, with an additional 5-year renewal (total of 10 years) has generally been sufficient to complete a Community build-out. Current economic times have significantly affected the ability to meet these time lines and, therefore, in a limited number of cases (like here where the project is over 72% completed), an extension period is warranted for at least a second 5 year period.

4. A statement describing the difficulty encountered if the specific requirement of the rule was literally applied: (Attach if necessary)

The difficulty would be re-engineering the balance of the Community to slightly different standards and resubmission of previously approved Plans for a new approval, which will be time-consuming, expensive and a potential waste of state and private resources for an already-approved project. Additionally, road cuts, wetlands crossings, substandard grading, site balancing and the installation of initial sewer and water infrastructure (stubs) have already been sized and installed for the final 166 sites as part of a the completed construction.

5. If applicable, a statement describing the difficulty encountered in ensuring the protection of the health, safety, and welfare of the community residents if the specific requirement of the act or these rules was literally applied: (Attach if necessary)

No health, safety or welfare issues are of concern since the Permit has already been approved as meeting all of the then-current construction standards. Under the recently adopted changes to the General Rules, the designed "hammerhead" road ends comply with both the applicable standard when approved, and also comply with the new standard as well.

6. If the variance is being requested for a specific home site, then provide information for sections 6(a)-(d): **See attached site plan with the 166 affected sites marked by cross hatching.**

6(a). When the home site and all adjacent home sites were built:

433 sites sites were constructed prior to December 17, 2007

6(b) When the home on the home site and all adjacent homes were installed:

See 6 (a) above.

6(c) The location of the hitch and all outside doors of the home on the home site:

Not Applicable

6(d) The distance between the home on the home site and all adjacent homes, structures, sidewalks, internal roads, and community boundaries. The distance information shall be accompanied by an affidavit signed by the community owner or operator verifying the accuracy of the measurements: (Attach if necessary)

Not Applicable

7. Any other specific information and data pertinent to justification for the specific variance:
(Attach if necessary)

See enclosed Green Oak Township Fire Department's Letter of Accessibility, the Site Plan and the Permit to Construct (File PC 639-E-1).

General Information:

Meetings The applicant or an authorized representative of the applicant shall attend any Commission meeting at which a variance request will be considered and be prepared to explain the request.

Additional Submissions A municipality, a resident, or a representative of the department of environmental quality, may submit comments relative to the request verbally at the Commission meeting at which the variance will be considered or in writing. Any submitted comments shall be considered by the Commission or the department in approving or denying the request.

Right to Petition If a community developer, owner, operator, or a local government is aggrieved by a decision of the department, then the aggrieved party shall have the right to petition the commission for a hearing under 306 PA 1969, MCL 24.201 et seq.

Scope This application is not to be used as a variance request to a local ordinance, zoning requirement, or local rules which may be granted only by local government under section 18(4) of the act.

Green Oak Township Fire Department
Green Oak Charter Township

9384 Whitmore Lake Road • Brighton, Michigan 48116
(810) 231.3663 • FAX: (810) 231.4488

September 23, 2008

Ms. Sandy Martini
Community Manager
Woodland Ridge MHC
12250 Woodland Ridge Circle
South Lyon, MI 48178

Dear Sandy:

As of today's date, our department apparatus including fire engines and other department vehicles have no problems with accessibility and functioning throughout your Woodland Ridge community including the home site areas or common areas.

With a "No Parking On Street" policy, we have access to and from all hammerheads with no apparent blockage problems. If you need any further information please feel free to contact me at (810) 231.3663.



Chief William Steele
Green Oak Fire Department

PLANS APPROVAL & PERMIT TO CONSTRUCT

Michigan Department of Consumer & Industry Services
Bureau of Construction Codes
Plan Review Division
P.O. Box 30254
Lansing, MI 48909
Authority: P.A. 96 of 1987

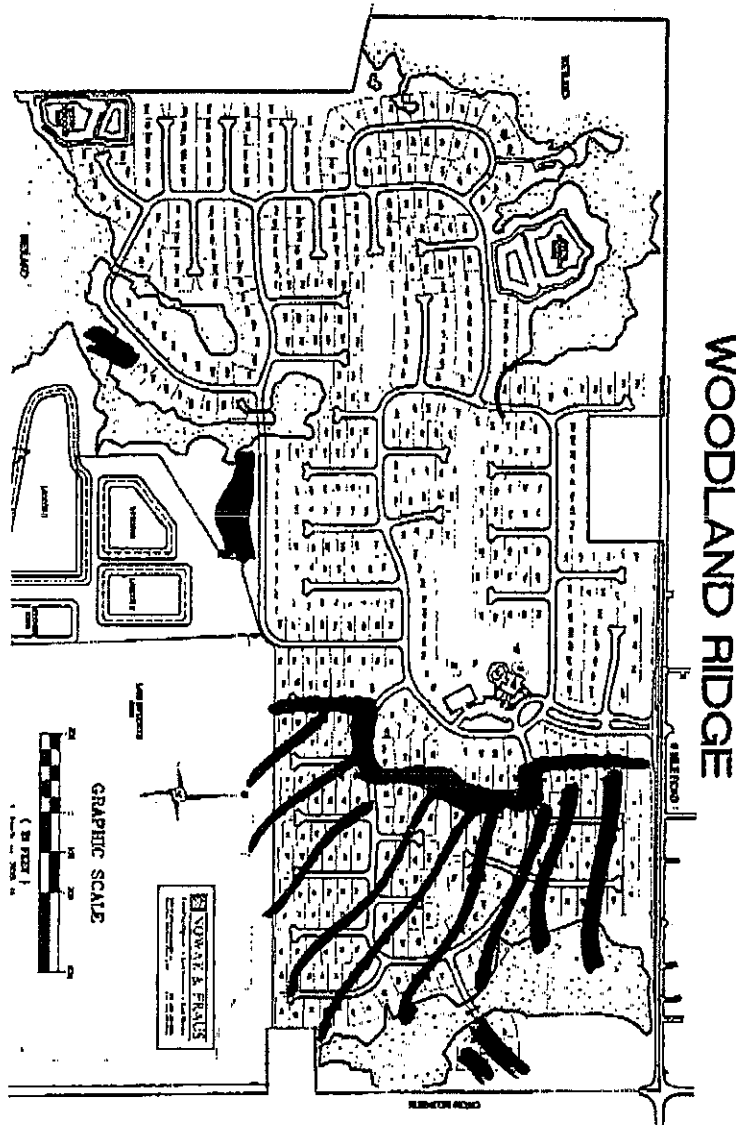
ISSUE DATE: 12/17/2002
EXPIRATION DATE: 12/17/2007
COMMUNITY NAME: Woodland Ridge
CITY/TOWNSHIP: Green Oaks
COUNTY: Livingston

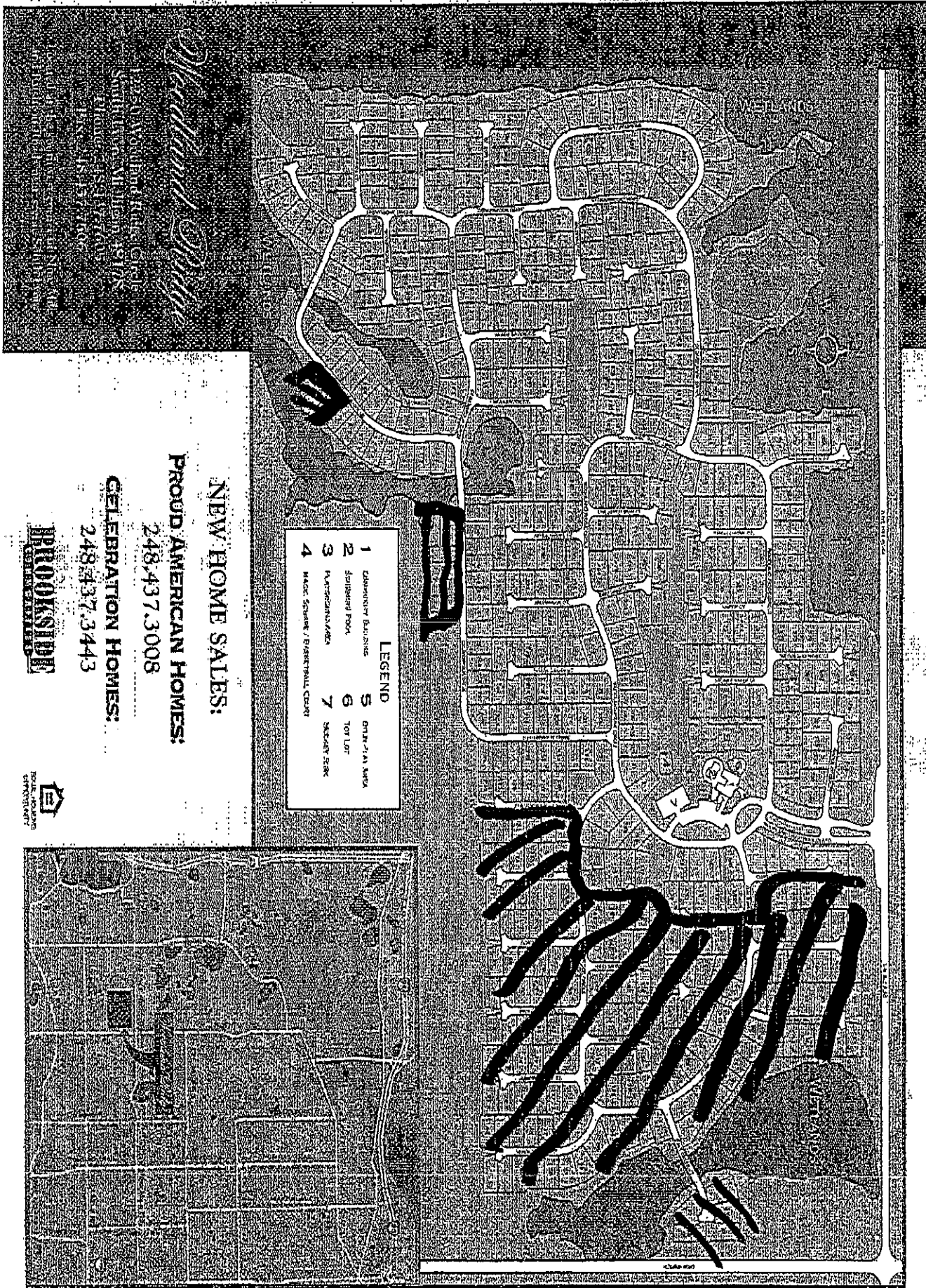
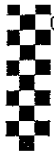
PERMIT NO.: PC-639-E1
PERMIT TYPE: Expansion 1
PLAN APPROVAL DATE: 12/17/2002
NO. OF SITES: 481
SITE SEQUENCE: 6-183, 190-266,
271-277, 282-
423, 425-463,
468-481, 548-571

GREEN OAKS MHC LIMITED PARTNERSHIP
401 S. WOODWARD AVENUE, SUITE 400
BIRMINGHAM, MI 48009

THE APPROVED CONSTRUCTION DOCUMENTS, CHANGES AND VARIANCES FOR THIS PROJECT MUST BE AVAILABLE AT THE SITE OF WORK AND SHALL BE OPEN TO INSPECTION BY THE DEPARTMENT OR ITS AUTHORIZED REPRESENTATIVE

Green Oaks MHC Limited Partnership
401 S Woodward Avenue, Suite 400
Birmingham, MI 48009





Shepherd & Phipps
13250 Woodland Hills Circle
South Lake, Michigan 48178
Phone: 248.437.3443
Fax: 248.437.3443
Email: info@shepherdandphipps.com

NEW HOME SALES:
PROUD AMERICAN HOMES:
248.437.3008
CELEBRATION HOMES:
248.437.3443
BROOKSIDE
COLLEGE SERIES





JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

STANLEY "SKIP" PRUSS
DIRECTOR

**ORDINANCE REVIEW COMMITTEE
MANUFACTURED HOUSING COMMISSION
DEPARTMENT OF LABOR AND ECONOMIC GROWTH
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room 2
Okemos, Michigan 48864**

Minutes

November 12, 2008
10:00 a.m

MEMBERS PRESENT

Cyndie Drago
Carole Elliott, Commissioner
Kevin Gillette
Dave Hagey, Chairperson and Commissioner
Ruth Jamnick
Donald Lauderbaugh
Chuck Meehan

MEMBERS ABSENT

Chuck Patterson
Donald Westphal (with advance notice)
Larry Wilson

OFFICE OF LOCAL GOVERNMENT AND CONSUMER SERVICES

Kevin DeGroat, Regulatory Specialist

OTHER ATTENDEES

Ronald M. Redick, Esq., representing Grand Rapids Charter Township (Kent County)

CALL TO ORDER AND DETERMINATION OF QUORUM

The meeting was called to order at 10:05 a.m. by Mr. Hagey.

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P O. BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9317 • Fax (517) 241-9308
www.michigan.gov/dleg

DLEG is an equal opportunity employer/program
Auxiliary aids services and other reasonable accommodations are available upon request to individuals with disabilities

75

GRAND RAPIDS CHARTER TOWNSHIP (KENT COUNTY)

The Committee reviewed and discussed provisions of this proposal with Mr. Redick. The Committee, upon Mr. Redick's request, recommended that the Committee reconsider the Township's submission with forthcoming amendments and justification at its 1/14/09 meeting.

ADJOURNMENT

Chairperson Hagey adjourned the meeting at noon.

* * *

PENDING LICENSE APPROVALS
DECEMBER 10, 2008 – MANUFACTURED HOUSING COMMISSION

INSTALLER/SERVICER	RETAILER
Thomas W. Owens Owens Contracting 4003 Stone Post Road Newport, MI 48166	Progressive Capital Partners, LLC 23540 Reynolds Court Clinton Twp., MI 48036 D. Mark Krueger, Operator
Rick Parcels Rick Parcels Mobile Home Service 7375 114 SE Flushing, MI 48433	AE Homes LLC 5407 Aloha Lane Casco, MI 48064 Andrew M. Barbas, Operator
Gregory W. Lintz Michigan Builders 5649 Vernon Road Durand, MI 48429	
Kings Mobil Home Service Inc. 4626 E. Sterling Road Sterling, MI 48659 William King, Operator	
Pogoda Management Co 30301 Northwestern Hwy, Suite 400 Farmington Hills, MI 48334 Maurice Pogoda, Operator	
Richard Toms 3407 W. Mt. Hope Lansing, MI 48911	
S&S Renovations 521 Jerome Avenue Owosso, MI 48867 Steven Anderson, Operator	
Steve's Manufactured Home Service Center LLC 12345 W. Dunbar Road Dundee, MI 48131 Steven M. Williamson, Operator	